

**Minutes of the Planning Board of the
Township Of Hanover
DECEMBER 13, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:04PM in Conference Room "A" and The Open Public Meetings Act Statement was read into the record.

Board Secretary, Kimberly Bongiorno took the Roll Call.

In attendance were Members: Critchley, Deehan, DeNigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko and Chairman Pinadella

Also present was Township Planner, Blais Brancheau and Township Engineer, Gerardo Maceira.

Member Byrne arrived at 7:10 P.M.

Mayor Francioli met with Stanbery again to discuss the proposal to revise municipal boundaries for the developer's property crossed by the current municipal boundaries between Parsippany and Hanover.

Under the proposed boundary relocation, Hanover's new property would front on a new proposed road that parallels Route and would work with Parsippany to see what would be developed on the portion of the tract located in Hanover. The developer would be obligated to ensure that the revenue to the Township after the boundary change would not be less than currently collected from property taxes.

Parsippany will be going for a redevelopment zone.

This project is back on course and moving forward.

The Mayor wants Township Planner Blais Brancheau to confer with Fred Semrau, the Township Attorney regarding the procedural requirements for conducting a hearing on areas in need of redevelopment and the legal requirements for hearing notice.

The Board will review the redevelopment area study in January and then if all is in order go forward with the hearing.

I. B-10 Zone Ordinance/Route10 Corridor- Blais Brancheau

- The proposed B-10 zone would affect six existing zone districts and their boundaries and regulations.
- Along with use and bulk standards, the Township must update the sign ordinance in order to be more cognizant with the new zoning.

- The Planner submitted a map depicting red, yellow and green areas; these areas identify issues that arose after comparing the B-10 zone boundaries in the Route 10 corridor study with the existing zoning map.
- There are no issues with the red areas on the map and no need for the zone boundaries or classification of these areas to be discussed.
- Yellow areas on the map are proposed to be located in the B-10 zone by the corridor study, but there are a number of issues that need to be discussed concerning the appropriate boundary and zone classification of these areas.
- Green areas are not proposed to be located in the B-10 zone by the corridor study, but these areas should be considered for inclusion in the B-10 zone, or at least the effect upon these areas resulting from the B-10 zone change needs to be discussed.
- Discussed area #1, where current self-storage facility is on 10 East by Route 287 entrances.
- The Board agreed to recommend that this area remain in the I-B2 zone.
- Discussed area #2, including area of and around old Bogey's restaurant- 3 zones in that area: B-P, I and RM-2.
- Steve Placa won in court the rights to use the land between Bogey's Restaurant and the old Hardy property.
- The Board wants area to be designated B-10.
- Blais will have to amend the RM-2 zone so the existing multiple existing units are conforming.
- Currently nonresidential is allowed in the RM-2 zone; with change to B-10 zone, the zone regulations will need to be amended to not allow nonresidential uses in the RM-2 zone.
- Discussed request for area in need of redevelopment study to be placed Township Agenda for the properties along Route 10 in area #2.
- Area #3, between Mondelez and Metrowest in Blais's opinion should be a B-10 zone.
- Area #4, property on Route 10 West surrounded on three sides by the Grande housing development, is identified as an area in need of redevelopment in the corridor study.
- Discussion of a residential overlay or mixed use overlay to make B-10/RM-2.
- All three properties should be developed together, so may need to designate it as a redevelopment area unless you can get all three property owners to work together for development.
- Board believes it should be the B-10 zone with RM-2 overlay-single lot usage.
- If going after eminent domain then don't rezone now, rezone after eminent domain.
- For the time being it will remain RM-2.
- Area #5, Dosch-King and Ferraiuolo properties on Troy Hills Road. Blais feels the railroad is the logical location for the zoning boundary between the residential and nonresidential areas and suggested zoning the Dosch-King site R-25 and Ferraiuolo property as R-15, consistent with adjacent residential properties.
- Area #6, the Golf Land property on Route 10, is mostly wetlands and flood plains.
- The Board wants this area to become B-10.
- Area #7, including the bike shop, air conditioning contractor and other properties will be changed to B-10.
- Area #8, the area by the railroad museum is currently in the B zone, should change to the B-10 zone.
- Area #9, the area including Prince Road and flex buildings, discussed
- Board wants this area zoned B-10 with industrial research and development option.

- Area #10, the area in Cedar Knolls consisting of the Post Office, Towne Pharmacy, 7-11 shopping center, and commercial strip across Ridgedale Avenue, Prospect and the Orchard Elm Area, was discussed.
- Blais feels need to talk about long term redevelopment of this area, this area needs to be cleaned up.
- The Board discussed a neighborhood business zone concept.
- The Mayor feels this area is primed for an upgraded streetscape area.
- Blais will examine the suitability of the existing B zone regulations for this area.

- Blais discussed signage for the new B-10 zone.
- The Board would like Blais to look at the signage that was proposed by Dietz and Associates for the retail development at the corner of Ridgedale and Hanover. Dietz presented and designed what the Board wants to see as a sign. The Board asked Blais to review so that the regulations would promote signs similar to this property and its approvals.
- Discussion re: sign uniformity. Suggestion to relax the uniformity requirements and give applicants the option of providing uniformity in two or three aspects of sign design, allowing flexibility and variation on the remainder; must have certain uniform standards for the center.
- The Board discussed criteria for a site to be eligible for a free standing sign.
- Agreed to allow free standing sign for large retail developments.
- Corner lots would be allowed pylon signs with freestanding signs at entrances that are consistent with pylon.
- Multiple building-mounted signs are allowed on street facing sides.
- Area of building-mounted signs will depend on setback of store and size of store.
- Size of signs should be bigger for bigger tenants and further setbacks.
- Window signs; leave regulations as is, 25% of window area allowed.
- Signs for the DS Zone
- Blais feels he is at a point where he can do a master plan amendment to reflect the policies discussed along Route 10.

In January Blais will come back to the board with sign recommendations and better outline of ordinance as well as parking issues.

Meeting Adjourned at 9:25PM

KIMBERLY A. BONGIORNO, LUA.
BOARD SECRETARY
PLANNING BOARD
TOWNSHIP OF HANOVER
COUNTY OF MORRIS

STATE OF NEW JERSEY