

**Minutes of the Planning Board of the  
Township Of Hanover  
APRIL 12, 2016**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:05PM 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: Byrne, Critchley, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, and Pinadella (7:13PM).

Absent was Member: Deehan and Mihalko.

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

**PUBLIC BUSINESS**

**I. COURTESY REVIEW – MORRIS COUNTY LIBRARY SOLAR PROJECT**

Karl Kemm, is the attorney for the Morris County Improvement Authority.

Peter Dubril, is the PP and Engineer at CHA Consulting, Inc.

Gave a description of the Solar Array – 4 carport canopies and a rooftop structure.

All of the energy will be used for this building. No energy will be exported.

Total Price of this investment: 1.2 – 1.5 Million Dollars.

This will be a 6 year payback.

The panels face due south and are angled at 10 degrees, which is ideal.

Mr. Ferramosca

- We work hard here to shield rooftop structures from residential properties.

Mr. Dubril

- The panels are 8-10 inches off the roof, so no one can see any rooftop panels from the ground level.
- We can provide more plantings if necessary.
- There will be less intense lighting on this site, then there is currently.

- The lights will be mounted under the canopies.
- All lighting will be on timers.
- This site will be very low maintenance.
- On occasion a panel may fail and it will need to be replaced.
- An inverter pack will take up approximately 4 parking spaces.
- The warranties on these panels are 20-25 years.
- They are hail resistant.
- All wiring must be above 8 feet.
- Standard signage will be posted on this site.

Blair Brancheau will draft a letter to include requirements for a buffer on the east side, lighting, and a rooftop which will not be visible from residential properties.

## II. RESOLUTION

- 1)     **CASE NO.**                             15-12-17  
       **APPLICANT/OWNER**             RAVINE DEVELOPMENT CO., LLC  
       **LOCATION:**                         10 PARK AVENUE  
                                               WHIPPANY  
       **BLOCK:** 4902         **LOTS:** 1         **ZONE:** I-P

Applicant sought preliminary and final site plan and variance approval for a parking lot expansion on the above mentioned property. Applicant sought relief from sections 166-206B, 166-153M, 166-104-I(1), 166-125.C(2), 166-138.2(B)(2)(a) as well as any and all other variances, exceptions and /or design waivers that may have been required.  
APPLICATION APPROVED WITH AMENDMENTS AND CONDITIONS MARCH 22, 2016

Motion to adopt the resolution as written.

Moved by Member Ferramosca.

Seconded by Member Byrne.

Members Nardone, Critchley, Dobson, Byrne, De Nigris, Ferramosca, and Mayor Francioli all voted in favor of adopting this resolution as written and no members voted against.

## III. MINUTES FOR APPROVAL

FEBRUARY 16 & 23, 2016  
MARCH 8, 15 & 22, 2016

Motion to approve the above Minutes for February 16 & 23 and March 8, 15, & 22 as written.

Moved by Member Byrne.

Seconded by Member Dobson.

Voice Vote – All present in favor.

The secretary proceeded to explain to the Board that there will be a deaf person attending our meeting referencing River Park. She explained to the members that there would be an interpreter in the room and to be aware. We want to provide access to our meetings to the deaf community.

#### IV. ROUTE 10 CORRIDOR – BOARD REVIEW

Area 1 – Norman Gale, the hotel, the gas station, and the wetlands.

If Norman Gale is taken out, there will be approximately 7 acres.

Mr. Ferramosca

- Would like to see some retail in this area.

Board

- Would like to see retail and a first class hotel.

Mr. Ferramosca

- If there is going to be retail, let's make it contrary to our area.
- He would like to see the office building behind the America's Best Motel be included.

Mr. Byrne

- Feels the zone should be changed to entice developers.

Mr. Brancheau suggested adding RPC and Marriot to the zone change.

Board

- Feels they need "Big Box" to be an anchor, approximately 75,000 sq.ft.
- Suggested a hotel and conference center or just a conference center.
- Retail should be similar to Union Hill.
- It should be high end retail controlled by one developer.
- Big Box has to get access to Ridgedale Ave. and Rt. 10.
- There should be no industrial warehousing.

Mr. Byrne

- If we are trying to fix blight then we are going to have to be flexible. We may have to let greater density or uses in that we would not have wanted to see in the past.

At the May Work Session the Board will look at Area Two.

If we want to make some of the blight go away, we may have to buy the properties and clean them up.

Mr. Ferramosca

- Questioned blue funds.

Properties from Whippany Road to Algonquin – most of the easements are in place along the river, but from Whippany Road West, we do not have the easements that we need at this time.

## V GASOLINE STATION AND REPAIR GARAGE REGULATIONS – BLAIS BRANCHEAU

The spreadsheet of the recent gasoline station development, signage, and the proposed ordinance was referred to.

The proposed ordinance and the amendments were reviewed.

The signage was discussed.

It was agreed upon by the Board that 60ft. of area will be used for free standing fuel price signs.

Mr. Ferramosca wants to introduce, at the April 14<sup>th</sup> Township Committee Meeting, IB-3 to conditional use zones.

The Board had an open discussion regarding what Wetlands would be used or not used in the calculations for developable areas.

Mr. Byrne does not want wetlands taken out of the calculations.

Board

- Wetlands would be used as buffers or landscape setbacks.
- The Board continued with open discussions regarding what regulations they want in this ordinance.

Byrne

- Does not want repair garages in this town.

Board

- The consensus is to allow repair garages, but have restrictions and they should be on a state highway.
- There should be no outdoor display of products or retail.
- Vehicle storage needs to be on the side or rear and not extend beyond the front of the building. This is limited to state highways.

## VI. OTHER BUSINESS

Mr. Brancheau

- Reminded the Board that re-examination of the Master Plan is due in September.
- He wants significant time set aside at the May work session.
- Areas 2, 3, & 4 of the Rt. 10 corridor will be discussed at the May Work Session.
- He wants to prioritize the 11 areas on Rt. 10 at the next session.

## VII. ADJOURNMENT

Meeting Adjourned at 9:48P.M.

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