

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

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:02 PM 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, Deehan, De Nigris, Mayor Francioli, Nardone, Mihalko and Chairman Pinadella

Absent was Member: Critchley, Dobson and Ferramosca

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

I. HYDROGEN FUEL STATIONS – BLAIS BRANCHEAU

- Described the location of where Air Liquide is looking to go
- Rt. 10 between Brookside Diner and Terry's Auto Body, which at this time it is not a permitted use at this location
- This is a new technology which takes less land than a gas station and usually a one pump situation
- There are not many hydrogen cars sold in this area of the country
- They like to collocate on existing gas station sites
- One issue if we were to permit is that we just limited a gas station ordinance and this site would go against that even though it is a different fuel
- It is a refueling station for automobiles still

Mr. Byrne

- The location where they are proposing is an eyesore
- It would be of great use for that site, but we need to find out more information on safety

Mr. De Nigris

- It is hydrogen gas

Peter Malilo- Property Owner was present to observe the meeting

Chairman Pinadella

- We could make a separate category as a specialty
- Wants to obtain the states report on fire safety before they do

Blais Brancheau

- Need to develop standards and appropriate zones
- We should talk to the fire department
- Let's see what the state says after Air Liquide meets with the state on July 29th

Chairman Pinadella

- Subject to receiving information for the state and would like to see a concept at the August meeting
- Would consider as a standalone as a special service station that would have its own requirements
- All members present would like to see a concept plan and have them present at the August work session

Mr. Brancheau

- Hydrogen is environmentally clean

II. ROUTE 10 STUDY AREA REVIEW – BOARD

Chairman Pinadella

- Do we have the funds to start looking at the redevelopment area?

Mayor Francioli

- Will be presenting to township committee and approach on the funding from a staffing standpoint and looking at all of the income we get off the plans
- Working on getting the full attention of a planner five days a week

Mr. Brancheau

- Suggests we work backwards and decide where we want to along on Rt. 10
- Can focus on target areas and decide what you want to put there

Chairman Pinadella

- Designate a highway zone and have a developer decide what they want to put there and present it to board

Board had an open discussion on how they may like to identify the zoning on Rt. 10

Mr. Brancheau

- Rt. 10 most currently allows for retail, office and industry including warehouse
- Does not feel the uses are the issues and it is the setbacks and requirements

Chairman Pinadella

- Does not feel warehouses should be on Rt. 10
- Questioned the status of the Silverman Group

Ms. Bongiorno

- Gave update that they will be back before the Planning Board in August after they go to Township Committee in August

Mr. Byrne

- Suggested all Planning Board members go and walk the corporate mailings site which is a mess and stated people need to be flexible and give concessions with some proposed developments
- The last concept that the Silverman Group brought before us was a desirable plan and they really listened to what the board suggested and did exactly what the board requested
- The difference between coming in and replacing a rundown warehouse and developing a pristine forest area
- This proposal will do away with the eyesore
- The suggested use and development is beautiful and the site has enormous potential to be such a centerpiece for this town

Chairman Pinadella

- This site lends itself to residential and we may not want residential at other sites, but this site is perfect use

Mr. Byrne

- We can't fix Rt. 10 without giving something
- Would rather have residential then run down garbage that is there now

Board had a spirited discussion regarding residential development within the town

Chairman Pinadella would like Blais Brancheau to develop a highway zone

Mr. Brancheau

- The idea of a planned development sets certain parameters and then tasks developer to come up with a general development plan

Board is willing to allow hotels and motels on Rt. 10 as long as it has all internal access and certain standards

Mr. Brancheau

- The current master plan will reward developers for merging properties with higher allowable density

Mr. Mihalko

- Suggested encouraging the property owners on Rt. 10 to network with their neighbors and try to get these sites sold and cleaned up

Chairman Pinadella

- Would like Blais to put together an outline to talk about highway zones, hotels, motels, gas stations, residential, warehousing and the standards they would like to see

Mr. Brancheau

- Cannot ignore the small lots that may remain and must think about what you want to do with them and reward people for merging lots together

Mayor

- Would like joint meetings 2-3 times a year with the Planning Board, Township Committee, EDAC and Board of Adjustment

III. MASTER PLAN/ORDINANCE REEXAMINATION DISCUSSION – BLAIS BRANCHEAU

Mr. Brancheau

- Handed out an informational packet “HISTORY OF CLUSTER/OPEN SPACE AND TDR ZONING REGULATIONS TOWNSHIP OF HANOVER”
- Reviewed the document and explained the information contained within the document
- Also reviewed the map showing the developments that were developed under cluster zoning and what standards and zoning were when they were approved and what the zoning is today
- Properties should be rezoned to zone them to their cluster standards
- Reviewed the standards when these developments were built and zone the properties so that they are conforming for their zones

All present on the Board feel that these zones should be changed

Mr. Brancheau

- Master Plan Re-Exam

- Will Check and see if we can do on the 13th of September and will confirm the deadline
- Will get the board a draft of the re-exam for discussion on the 13th of September as well

IV. OTHER BUSINESS

Mayor

- Meeting of the Mayors of surrounding towns will meet on July 26th at the Hartley Dodge Mansion regarding the development of Giralda Farms
- Mr. Byrne will attend with the Mayor

V. ADJOURNMENT

Meeting Adjourned at 8:35P.M.

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