

**Minutes of the Planning Board of the
Township Of Hanover
January 10, 2017**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:00PM 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, Dobson, Ferramosca, Mayor Francioli, Nardone and Chairman Pinadella

Absent were Members: Critchley and Mihalko

Also present were Township Planner Blais Brancheau and Township Engineer Gerardo Maceira

I. REAPPOINTMENTS

Planning Board Secretary read the member re appointments into the record.

Ronald Francioli Class I Mayor One (1) Year Term Ending 12/31/17

John Ferramosca Class III Deputy Mayor & Director of Planning One (1) Year Term Ending
12/31/17

J. William Byrne Class II Member One (1) Year Term Ending 12/31/17

Robert Deehan Class IV Member Four (4) Year Term Ending 12/31/20

Michael Mihalko Class IV Alt. 2 Member Two (2) Year Term Ending 12/31/18

II. REORGANIZATION

1) ELECTION OF CHAIRPERSON

Nomination of Chairman Pinadella moved by De Nigris and seconded by Ferramosca.

Abstained Member: Pinadella

Members Nardone, Deehan, Dobson, Byrne, Ferramosca, Francioli and De Nigris were all in favor for the nomination above.

2) **ELECTION OF VICE CHAIRPERSON**

Nomination of Vice Chairman De Nigris moved by Chairman Pinadella and seconded by Member Deehan

Abstained Member: De Nigris

Members Nardone, Deehan, Dobson, Byrne, Ferramosca, Francioli and Pinadella were all in favor for the nomination above.

3) **RESOLUTIONS**

- a. Designation of Official Newspaper
- b. Designation of Board Attorney
- c. Appointment of Board Secretary
- d. Adoption of Schedule of Meeting Dates for the Year 2017
- e. NJ Federation of Planning Officials Membership
- f. Designation of Completeness Official

The above resolutions was moved by Member Nardone and seconded by Member Byrne.

Voice Vote of the above resolutions, all present were in favor.

REGULAR WORK SESSION OF THE PLANNING BOARD CALLED TO ORDER

Chairman Pinadella called the Public Meeting to order at 7:06 PM and read the Open Public Meetings Act into the record.

The Board Secretary, Kimberly Bongiorno, called the roll.

In attendance were Members: Byrne, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone and Chairman Pinadella

Absent were Members: Critchley and Milhako

Also present were Township Planner Blais Brancheau and Township Engineer Gerardo Maceira

I. MINUTES FOR APPROVAL

DECEMBER 13, 2016 and DECEMBER 20, 2016

The Minutes from December 13, 2016 were deferred to a later date.

The Minutes from December 20, 2016 were approved as written.

II. CONTINUED DISCUSSION ROUTE 10 CORRIDOR ORDINANCE– Blais Brancheau

- Has a handout of signs that the board has previously approved for review.
- Also has a comparison of our sign regulations and those for three other area towns.
- Discussed signage at shopping centers and also reviewed photos of the signs at Pine Plaza.

Bill Byrne

- A one-size-fits-all sign regulation is very difficult. The need for sign area and additional signs is heavily dependent on how far back from the street the sign is, how big the building is and whether it faces two or more streets or not.

Mayor Francioli

- Willing to relax sign uniformity regulations regarding fonts, and to allow for logo and also allow them to use their brand colors.

Board

- Does not like the large directory sign at Pine Plaza and feels the tower sign has to have the development name and an anchor store name.

Nardone

- A shopping center needs a sign that identifies the anchor tenant on the site.

Board

- Does not want to see miscellaneous advertising content and phone numbers, and all sign lighting must be uniform.

Ferramosca

- Refine the ordinance by basing the regulation on where the shopping center is located and adjusting how the sign size should be determined.

Blais

- Concept to allow a free standing sign with the name of center, anchor tenants and other tenants would be at the discretion of the board as a case by case determination and must be made due to location.
- Will have to determine what constitutes an anchor store.

Mayor Francioli

- Too much signage defeats the ability to communicate.

Board

- Likes gooseneck lightning, if in group of units all lightning must be consistent.

Blais

- Reviewed the sign regulation comparison document and suggested Hanover require uniformity, but less restrictive than in current code.
- All the details cannot be written in the ordinance and will have to be determined at site plan approval, but needs to give applicant starting point for signs.
- Reviewed wall signs and Township should consider flexibility for wall signs depending on size of the building.
- Flexibility is needed depending on the style and size of the building.
- Also discussed boxed signs.

Mayor Francioli

- The issue is when signs start to become like a billboard.
- There is a whole breakout that makes the applicant give us something so well defined it gives the applicant something to come to the board with.

Blais

- Briefly discussed pending court case regarding digital billboard signs.

Board

- Once the applicant gets to the board, the board has some discretion of esthetics.

Blais

- Reviewed the table and the principal identification sign regulation comparison and Hanover is the only town that only allows a wall sign, but no freestanding sign.

Mayor

- Must get standards for the contents of the signs.

Byrne

- Wants himself and Gerry to meet with Sean Donlon to find out how the Fire Chicken sign was approved.

Blais

- Allow box signs, but limit the content.
- Reviewed current wall sign ordinance regarding content and the current ordinance is silent on content.

Board and Blais

- Reviewed the report row by row
- Street number, business name and logo should be the only content on the sign
- 200 feet on the frontage and 75 feet on the setback
- Discussed the wall area
- Maximum sign width- 75% and eliminating height restriction sign area 5%.
- General business signs
- 100 feet
- Number, name and logo.
- Use a minimum floor area to be considered an anchor store
- Maximum area 60 sq. feet.
- Height- 15 feet pylon and monument 8ft.
- Setback 75 feet with 200 ft. frontage
- Width 12 ft. with 50 ft. setback.
- Reviewed criteria for shopping centers
- 50,000 minimum to be considered a shopping center
- If you are considered a shopping center you get a free standing sign.
- One wall sign per use unless you are on a corner. If on a corner you would get two free standing signs.
- Freestanding signs
- Content – Shopping center name and only individual if board determines necessary.
- Maximum area- 50 sq. ft.
- Height- 15 ft.

- Setback- 15 ft.
- Side and rear distance between signs worked out at the site plan.
- Content worked out at the site plan.

Blais

- If it clearly is identified in the re-examination report that this change is proposed the special notice provisions for change in classification or boundaries do not apply.
- Recommended that the Board finalize and adopt the reexamination report and amend the Master Plan.

John Ferramosca

- The sooner we can get started on this the better we can capitalize on this.
- Wants to move this ordinance forward prior to the re-exam and Master Plan amendment.
- This is to be Blais's number one priority.
- If he is getting dragged away from this he is to let John Ferramosca know.

Blais

- Will try to have a draft ordinance for the February work session.

Meeting Adjourned at 9:18PM

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