

**Minutes of the Planning Board of the  
Township Of Hanover  
February 14, 2017**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:00 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, Critchley(arrived 7:03 PM), Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko and Pinadella  
Absent: No member was absent.

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

**I. ORDINANCE REFERRAL – REFERRAL OF ORDINANCE 2-17 – PARKING DECKS AND AUTHORIZATION FOR CHAIRMAN TO SIGN REFERRAL LETTER TO TOWNSHIP COMMITTEE**

Chairman Pinadella questioned the wording in the code regarding the parking requirements in the proposed ordinance.

Blais Brancheau explained that the ordinance is not changing the questioned language. The amended ordinance is making the provisions concerning the exclusion of parking decks from the calculation of floor area ratio more consistent.

Blais Brancheau presented a draft letter responding to the Township Committee's referral of Ordinance 2-2017 and requested that the Board give authorization for the Chairman to sign the letter to the Township Committee.

Moved by Member Byrne and seconded by Mayor Francioli.

Members Nardone, Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voting to recommend the ordinance as written and authorizing the Chairman to sign the letter. No members voting against recommendation. (9 MEMBERS VOTED IN FAVOR HERE, WITH NO AGAINST, SO 9 MEMBERS PRESENT, NOT 10)

**II. CONTINUED DISCUSSION - ROUTE 10 CORRIDOR ORDINANCE– Blais Brancheau**

Blais Brancheau reviewed a draft zoning map and ordinance for the B-10 Highway Business District.

Mr. Brancheau referred to the area in yellow zone on the map which was distributed. The yellow area is the proposed B-10 zone.

The tan/orange areas on the map are still being worked on. These areas may or may not be part of the B-10 zone.

Mr. Brancheau discussed with the Board whether to make a new zone for the Metro-West property or to leave the property as currently zoned.

If left in the D-S Designed Shopping Center zone, it could eventually be a shopping center. Alternatively, the property could be changed to a Community Center zone, making the Metro-West center a permitted use, instead of a conditional use, and keep the existing conditional use requirements as development standards.

The tan/orange areas on the map will have to be dealt with at some point and cleaned up. There will be more discussion in the future regarding these areas.

At this meeting the board only worked with the yellow areas on the map, proposed as a B-10 zone in the draft ordinance.

The Board discussed the self-storage use in the I-B2 zone and determined that they would leave the use in the zone it is currently in and only allowed in IB-2 zone.

Blais and the Board discussed the orange/tan area of Prince Road.

Chairman Pinadella said we should leave the portion east of Prince Road industrial, but west of Prince Road should be zoned B-10, or we should make both sides of Prince Road part of the B-10 zone.

Mr. Byrne stated that changing the property to a B-10 zone would take money away from the existing industrial property owner and does not feel that it is right that a person could not sell their business if a "D" use variance would be required under B-10 zoning for a new industrial tenant to move into the existing building. .

Mr. Ferramosca offered that this area would be a good area for a large home improvement store.

Mr. Brancheau stated that the area to the left of Prince Road is all one lot with a lot of trees in the front of the lot and warehouses that are on the back portion of the site which is an industrial area.

Mr. Ferramosca questioned why not make it so that this area would become unified with the B-10 zone.

Mr. Byrne does not mind an overlay, but does not feel they should zone owners out of their property rights.

Mr. Critchley feels this area should be an overlay B-10 zone.

Mr. Brancheau discussed if the property were zoned B-10 only, and there was a change of use it would have to go before the Board of Adjustment, and another tenant that was the same use it would be grandfathered and would have to go to the Planning Board or the Site Plan Exemption Committee, as necessary.

Chairman Pinadella suggested doing a B-10 overlay as to not cripple the existing owners.

The Board agreed to the B-10 overlay over the base industrial zoning in the rear area of Prince Road.

Mr. Brancheau gave a quick overview of the B-10 zone and reviewed the purpose and intent of the B-10 zone district.

Mr. Nardone recommended and the Board agreed to add as a purpose to encourage the assembly of undersized lots to Subsection H in the purpose and intent section.

Mr. Brancheau reviewed with the Board the proposed permitted principal uses and the use of North American Industry Classification System (NAICS) codes as use definitions.

The Board discussed whether to permit building material and garden equipment and supplies dealers; specifically issues related to outdoor sales display and storage.

The Board discussed the limited amount of truck rentals for home improvement stores. The Board discussed keeping the rentals out of the front yard and locations where the rental vehicles are parked cannot be part of the required parking spaces and must be screened.

Everything proposed should remain.

Remove drive-in theaters from Section C in permitted principal uses.

The Board discussed community food services in Section I and the possibility of a warehouse.

Mr. Brancheau stated that when the ordinance gets finalized use limitations can be added.

Mr. Byrne referred to page 2, Paragraph A(10), miscellaneous store retailers. Mr. Bryne recommended that there are enough regulations to limit or prohibit certain types of uses.

Mr. Brancheau reviewed the existing code limitations on sexually orientated businesses. Legitimate licensed massage therapy uses are permitted. The current ordinance is written to prohibit sexually orientated businesses under the guise of massage parlors.

Mr. Ferramosca suggested an acreage requirement on smoking-oriented businesses. Mr. Brancheau will review with the Town Attorney to see what can be done within legal limits.

Mr. Brancheau reviewed page 3, Subsection J. The Board agreed to recommend that these uses be permitted.

Mr. Brancheau discussed the conditional uses for hotels and motels on page 4.

Mr. Nardone questioned whether there should be a B-10 overlay over the WC zone.

Mr. Brancheau will have to look at it and would rather change the entire area to a B-10 zone and wants to review before making any suggestions.

The Board sees no problem with the proposed conditional uses or permitted accessory uses.

Mr. Brancheau reviewed the prohibited uses and the Board agreed with this section.

Mr. Brancheau reviewed the lot, bulk, intensity of use regulations for small scale development.

The Board wanted to permit parking beneath buildings, in order to promote economic viability. Parking is to be screened from Rt.10 and a maximum building height is to be established that would allow for two stories and 35 feet in height above the parking area for small scale development.

Mr. Brancheau discussed the standards for large scale development. As with small-scale development, the Board wanted to parking beneath buildings. A maximum height of 75 feet was discussed, if appropriate setbacks can be met.

The Board and Mr. Brancheau reviewed other requirements for large-scale development on page 7.

The Board wanted hard surface materials for building façades and wanted aluminum and vinyl siding and exposed concrete block as prohibited facade materials.

Page 8 Paragraph E(3) can be eliminated because it is covered earlier in the ordinance.

Mr. Brancheau briefly discussed the reexamination report and the need to get the report finished and to try have the B-10 ordinance and reexamination report completed simultaneously.

The Board agreed to put a priority on the reexamination and the B-10 zone ordinance.

The Board scheduled the March 14, 2017 meeting to discuss the draft reexamination report . The meeting will be a work session only, with no public meetings to be held.

The Board scheduled the March 28, 2017 meeting to discuss a revised draft of the B-10 zone ordinance. The draft is to be distributed at the March 14 meeting, to give the members time to review. The March 28 meeting will be a work session only. No public meetings to be held.

The Board scheduled the April 11, 2017 work session meeting to finalize both the reexamination report and the B-10 zone ordinance.

Meeting Adjourned at 9:30PM

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