

**Minutes of the Planning Board of the
Township Of Hanover
October 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.

Township Engineer, Gerardo Maceira took the Roll Call.

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

Member Dobson arrived at 7:01pm.

Member Mihalko left at 7:55pm.

Absent was Members: Critchley and Nardone

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

**1. CONCEPT PLAN REVIEW FOR ZONING AMENDMENT
APPLICATION CON-044
RONALD TERRERI
148 PARSIPPANY ROAD
CONCEPT FOR FOUR FAMILY HOME**

Ronald Terreri - Applicant

Robert Rudy- Attorney for Applicant

- He gave an overview of the property at 148 Parsippany Road.
- The house that is on the property is located between two junk yards which are Cobra Auto Parts and A & A.
- We are seeking a concept to amend the zoning to allow for a multi-family home.

Ronald Terreri

- Introduced himself to the Board as the owner of the properties at 148 and 150 Parsippany Road.

Blais Brancheau

- The homes that are already on the property are one-family and they are in the R-40 Zone.

Ronald Terreri

- Gave an overview of his property at 148 Parsippany Road which he purchased two years ago.
- The house had been abandoned for years prior to him buying the property.
- He debated whether to fix it up, but it was beyond repair.
- Explained if he built a single family home with the surrounding areas it would be very hard to rent or sell as a single family.
- His concept is to build a four unit building consisting of 2 bedrooms in each unit and it would appear to look like a single family home from the front of the house.

Mayor Francioli

- Questioned, if the zone is presently all residential and how do we go about building tenancy in this zone.

The Board and Applicant had a discussion about some of the multifamily homes on Parsippany Road.

Mr. Brancheau

- Explained that the Township only allows single family homes in a residential zone and that there are some two family dwellings that are grandfathered in.

Mr. De Nigris

- Questioned, if all the other single family homes on Parsippany Road are in the R-40 Zone.

Mr. Brancheau

- South of Tiffany's the zone changes to R-15 and R-25 north between Jefferson Road intersection and down to that point is all R-40.

Chairman Pinadella

- Our intention was to hopefully get rid of the junkyard and auto parts.

The Board, Mr. Brancheau and Applicant had a discussion about the Board of Adjustments approval for Cobra Auto Parts.

Chairman Pinadella

- Questioned the Applicant, if he plans to own and rent the property and if he knew this was a single family zone when he purchased the property?

Mr. Terreri

- He knew this was a single family zone when he purchased and feels that it isn't in the right zone.

The Board questioned the acreage of both properties.

Mr. Terreri

- Each property is an acre a piece in the middle of a business area.

Chairman Pinadella

- Questioned, where if there were wetlands at the back of the property.

Mr. Terreri

- The wetlands are in the back by Dick Kitchell's property.

Chairman Pinadella

- He feels concerned with developing a four family unit in an R-40 zone and thinks that it is setting a bad precedent for the rest of the town.
- He asked the Board for their thoughts on this concept.

Mayor Francioli

- He doesn't disagree with Chairman Pinadella although it is a step towards resurrecting the zone.

Mr. Ferramosca

- This concept does not work for me, but maybe if it were repositioned with a Group Home than maybe I would see this in a more positive light.

Mr. Terreri

- The property he owns at 150 Parsippany Road is already renovated.

The Board questioned why he would not just keep it as a single family home at 148 Parsippany Road.

Mr. Terreri

- He doesn't feel that a family would want to rent a single family home next to the junkyard and that it would not be cost effective.

Board

- Asked Mr. Terreri then what would make him think that a four family unit would be easier to rent than a single family home.

Mr. Terreri

- A four family home would bring in more income.

The Board does not look at this from an economic standpoint.

Mr. Terreri

- My intention is to improve the property and at the same time make an investment.

Mayor Francioli

- Suggested to Mr. Terreri to go back to Township Committee and recommend a zone change, but his preference is not to do that.

Mr. Ferramosca

- Discussed with Applicant to take concept and come to the Planning Board plans for a group home.

Chairman Pinadella discussed the credits the Township would get from COAH in regards to Mr. Ferramosca's suggestion about a group home.

Member Byrne

- He isn't excited either about a four family unit in an R-40 Zone and agrees with Member Ferramosca's concept of a group home.

2. REFERRAL OF ORDINANCE – 22-17

ORDINANCE WOULD AMEND HEIGHT REGULATIONS FOR PARKING DECKS AND ROOFTOP APPURTENANCES, COVERAGE REGULATIONS FOR ACCESSORY BUILDINGS, AND MINIMUM PARKING SPACE DIMENSIONS IN PARKING DECKS
- APPROVAL OF DRAFT LETTER TO TOWNSHIP COMMITTEE

A motion to authorize the Referral of Ordinance 22-2017 to the Township Committee and for the Chairman to sign the letter was moved by Member Ferramosca and seconded by Member De Nigris.

Members Deehan, Dobson, Mihalko, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella were all in favor.

3. REEXAMINATION OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS – CONTINUED DISCUSSION AND REVIEW OF DRAFT REPORT- BLAIS BRANCHEAU

Chairman Pinadella

- The intention is to submit the Reexamination of the Master Plan to the Township Committee and get it approved by December.
- He asked Blais to explain the process on a Reexamination of the Master Plan.

Mr. Brancheau

- He discussed the process of the Reexamination of the Master Plan.
- There is no public hearing and the Township Committee gets a courtesy copy of the report.
- There are two parts of Reexamination of the Master Plan and the ordinance and we are reexamining both parts.
- He is preparing a report for next week which the Planning Board will vote.
- After the Planning Board votes we send a copy to the Township and then to the State.
- We then prepare the Master Plan according to the recommendations and then we schedule a hearing for the Master Plan.

Mr. Brancheau

- He discussed a few subjects that are in the report that are below the Master Plan level.

Chairman Pinadella

- Questioned, when will the Reexamination Report be done?

The Boards goal is to get the B-10 zone ordinance to the Township Committee for the December meeting.

Mr. Brancheau

- Introduction is likely in November. Master Plan amended before the ordinance is adopted so that when it is referred to the Planning Board from the Township Committee you can say to the governing body the ordinance is consistent with the master plan.
- Master Plan would be adopted before the December hearing on the ordinance
- Master Plan is mostly big picture items

- Updated options that the reexamination report is going to recommend

The Board had a lengthy discussion about the Master Plan reexamination, what would be included in it, when it would be done, and the process that follows the Master Plan reexamination in regards to updating the Master Plan.

Mr. Brancheau

- In the past week he has added some things to the Master Plan Reexamination Report that was not discussed at the last meeting.
- Airport safety zones are not on the current zoning map, tax map, or in the current Master Plan even though they should be there. While very little is affected by it in Hanover they need to be added to the maps and Master Plan. These areas are mostly there so people can be aware when they are developing on the land as they do not want tall buildings or large assembly areas such as schools in these zones.
- The information on airport zones came from the county and have been in effect for a while, they have just not been on the Township's maps.
- The next item is to discuss cluster zones as there are two (2) new zones as a result of the cluster zoning.
- Discussed the zoning of these areas and their classifications.
- Discussed things that are allowed in cluster zones and how big they are.
- Another change is anything owned by the airport or the Town of Morristown goes into the airport zone (A), not to be confused by the airport safety zone.
- Discussed what would be part of the zone.

Mr. Brancheau

- Discussed office and research lab zones and whether they were in a good area.

Mr. Ferramosca

- How can you expand the airport safety zone?

Mr. Brancheau

- That is not something that we set.

Mr. Ferramosca

- Is that something that can be appealed?
- Feels that safety is very important and wants to expand the zone.

The Board further discussed the importance of the airport safety zone and what could possibly be done with it.

Chairman Pinadella suggested making a conference center and similar use in the zone.

Mr. Brancheau

- Clarified he that was suggesting allowing offices there but not industrial zones.
- A lot of the changes are just map changes but there are some zone changes.

The Board discussed the Housing Plan and the sites involved in the plan.

4. OTHER BUSINESS

Mayor Francioli

- Updated the board on the Ordinance that was brought to the Township Committee.

Mayor Francioli updated the Board on the possible grant for the Post Office Property and they discussed what could possibly happen with the property.

Mr. Maceira discussed the revisions from Shoprite that was asked for.

5. ADJOURNMENT

Meeting Adjourned at 8:35 PM

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