

**Minutes of the Planning Board of the
Township Of Hanover
April 11, 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, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone and Pinadella

Member Critchley arrived at 8:50PM

Absent was Member: Mihalko

Also present were Township Planner, Blais Brancheau.

1. INFORMAL REVIEW – CON-042 TR STERLING HANOVER LLC
BLOCK 2701, LOT 23

Anthony Facchino – Engineer for Applicant from Bowman Consulting

Stephanie Wiegand – Attorney for Applicant from Griffin Alexander, P.C.

Elsie Pouchie – Property Management

Ms. Wiegand

- There are ongoing resident complaints that there are not enough parking spaces.
- 96% of the residents use vehicles and 4% use public transit.
- There are 319 cars registered for use onsite and there are 300 plus units.
- Residents in the family units are parking in the senior housing parking lot.
- Property management added reserved parking to the senior housing.
- Applicant wants to add thirty parking spaces and they don't want to widen the driveway.
- It will require ADA parking spaces.

Mr. Facchino

- The size of the proposed parking space is 7 ft. width and 23 ft. long according to RSIS.
- It will reduce the drive aisle to 18-19' wide.
- It will still allow access for buses and fire trucks.

- Applicant met with fire department and they are in support of the proposal.
- Fire Department is asking for additional “no parking” signs for fire lanes throughout the development.
- The site is located in an R-M zone and the development predates the RSIS requirements.
- As per RSIS the development is 39 spaces deficient in the number of parking spaces and the roadway width will violate the minimum width per RSIS by 2-3 feet, if parking is approved.

Planning Board

- What are the widths of other streets?
- What happens when the cars are in the street when it needs to be cleared of snow?

The Planning Board is generally in favor, but the Applicant must fill out a formal application to receive relief for the exception from RSIS standards.

2. DISCUSSION REGARDING OVERNIGHT STORAGE AND SCREENING

Mr. Pinadella

- The ordinance needs some fixing, but also needs better enforcement.
- Once every quarter someone should take a look at these properties to make sure there is no overnight parking.

Mr. Byrne

- Many projects park outside, it’s unreasonable to require it to be behind a screen.
- Either enforce the ordinance or change the ordinance.

Mr. Pinadella

- The original intent may have been for security, property management or that it takes up parking spaces.
- It would be ok if they park in loading spaces.

Mayor Francioli

- It would need to be limited to the rear yard.

Mr. Byrne

- There are businesses who park overnight and getting away with it but, we have given two recent applicants a hard time with screening and storage.
- If it isn’t acceptable for the recent applicants it should be enforced or changed.

Mr. Ferramosca

- Esthetics is the issue, it should require screening. Preserve the integrity of the community.

Mr. Brancheau and Board

- Discussed ordinance standards of 166-124A.
- The Board agreed that paragraphs (1) and (2) should remain unchanged.
- The Board agreed that paragraph (3) regarding materials should remain unchanged.
- Discussion of screening vehicle storage and overnight parking of trucks. Overnight storage and parking needed for many uses.
- There are concerns regarding esthetics.
- The Board had discussions regarding the side, rear yard and the loading/parking of trucks.
- The standards may need to be different for retail and industrial uses.
- If loading docks are in the side yard they must be screened from the street if less than 200 feet from the street.
- Storage in the rear yard that cannot be seen does not need to be screened.
- Paragraph (4) does not need revision.
- Paragraph (5) should be amended to limit the storage of materials and stored vehicles to rear yard locations, and not to limit vehicles in loading docks to rear yard locations.
- Paragraph (6) does not need revision.
- Commercial vehicles should be stored in designated area if less than 200 ft. from the front lot line and visible from street.
- Mr. Brancheau was directed to prepare a draft ordinance for review.

3. REVIEW OF THE DRAFT B-10 ORDINANCE

Blais Brancheau and Board

- Mr. Brancheau distributed a map showing in light orange color some additional areas beyond the B-10 zone in the master plan. The Board agreed that the ordinance should be amended to include the light orange areas in the B-10 zone.
- Review of the draft zoning map.
- Includes several properties extending to the west and the uses being proposed for these properties are already proposed to be allowed in the B-10 zone.
- The Board is generally favorable and details regarding the standards will be worked out.
- Presented the draft ordinance, section by section.
- Discussion and review of recent sign approvals and sign standards.
- The Board discussed sign setbacks and location requirements.
- Discussion regarding freestanding sign setbacks.
- Mayor Francioli has sight distance concerns.
- Note change of gasoline station to automotive re-fueling station, so as to include alternative fuel operations, not only gasoline.
- Amendment of section 166-150 "Convenience store" is acceptable as proposed.
- The parking setback in a side yard should be 5 ft.
- Research labs should be permitted in the B-10 zone.

- Small scale industrial use (e.g., bakeries, breweries, candy manufacturing, etc. with retail component should be permitted.
- Board discussed gross lot area and net lot area requirements.
- Discussion about allowing or excluding wetland calculations.
- Straw poll was taken and Board agreed to use gross lot area and not net lot area in regulating floor area ratio and coverages.
- Blais to prepare an ordinance revision for the May work session.

4. OTHER BUSINESS

Chairman Pinadella asked Blais for a summary of TC zone settlement/court appeal.

5. ADJOURNMENT

Meeting Adjourned at 10:00 PM

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