

**Minutes of the Planning Board of the
Township Of Hanover
May 23, 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, Mayor Francioli, Nardone Mihalko and Chairman Pinadella

Absent was Member: Critchley and Ferramosca

Also present was Board Attorney, Michael Sullivan and Township Planner Blais Brancheau.

Mayor Francioli

- Discussed the historic element of the Master Plan that did not pass several years ago.
- There are plans to create an Iron Forge.
- There are thirty-six historical sites in town with some plusses and minuses to the property owners.
- The Board Members discussed the liabilities to the Township and the property owners.

Blais Brancheau

- Discussed how you can designate sites without regulating the site.

A resolution was adopted to go into closed session. for the Planning Board of the Township of Hanover to discuss matters relating to pending litigation re: In the Matter of the Application of the Township of Hanover, Superior Court of New Jersey, Morris County, Law Division, Docket No. MRS-L-1635-15 and matters falling within the attorney-client privilege in which confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer, which matters are permitted by Section 7.b. of the Open Public Meetings Act (Chapter 231 of the Public Laws of the State of New Jersey for 1975); and

A motion was made to go into closed session at 7:20PM by Member Byrne and seconded by Member Nardone

Voice vote, all present Members were in favor.

A motion was made to return to open session at 7:30PM by Member Byrne and seconded by Member De Nigris.

Voice vote, all present Members were in favor.

PUBLIC BUSINESS

Chairman Pinadella called the Public Meeting to order at 7:38PM 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, Mayor Francioli, Nardone Mihalko and Chairman Pinadella

Absent was Member: Critchley and Ferramosca

Also present was Board Attorney, Michael Sullivan and Township Planner Blais Brancheau.

I. HANOVER 3201 REALTY LLC - Public meeting to inform the public and adjoining property owners regarding the construction of roadway, drainage and other improvements to Route 10 at its intersection with Ridgedale Avenue, pursuant to NJDOT Access Permit Number S-10-N-0002-2013

Glenn Kientz - Attorney for Hanover 3201

Thomas Golden – Vice President of Development for Mack Cali Realty Corporation

- Sworn in by Board Attorney, Michael Sullivan.
- Is here tonight to provide information on the jug handle at Route 10 and Ridgedale Avenue.
- The Department of Transportation has approved East bound Route 10 far side jug handle to allow you to go north on Ridgedale Avenue.
- The DOT approved the far side jug handle as well.
- At the widening on Route 10 East bound the right turn lane will be an access lane.
- Ridgedale Avenue north has been revised to provide a left and through and two rights at the intersection.
- The signal will be reconstructed and the media signal poll will be taken away.
- Crash cushions and cross walks will be added on the South leg and East leg.
- A battery backup system will be added to the light and to provide a sidewalk on north side of Ridgedale Avenue.
- As you leave the campus there will be an acceleration lane as well as a deceleration lane from Route 287 to Ridgedale.
- Constructing a red signal “ahead” sign.
- It will be milled and paved on the westbound side from 287, slightly past Ridgedale.
- The northwest corner of the intersection there will be grading and drainage work to meet the DEP approvals.

- The storm water that is currently not treated will be treated.
- The preconstruction meeting with the Department of Transportation is on Tuesday May 30, 2017.

Andrew Jafolla - Engineer

- Sworn in by Board Attorney.
- Engineer of the record for the 72 page plan set.
- Described the proposed lanes on Ridgedale Avenue on the south side.

Mr. Golden

- The three telephone poles at the intersection are going to be relocated.
- All work is in the DOT right of way and will not have any impact to Norman Gale dealership.

Mr. Jafolla

- There will not be grading on the Norman Gale site as all work is off of their site.

Mr. Golden

- No traffic will be able to cut straight across to Ridgedale Avenue.
- The anticipated time for construction is approximately four months.
- The resident Engineer will be paid by Mack-Cali, but works for the Department of Transportation.

Mayor Francioli

- Discussed his concern with the access to the site prior to the intersection being completed.
- They may need to provide temporary signage at the site.

Open to the public
Seeing and hearing none
Closed to the public

II. REFERRAL OF ORDINANCE 15-2017 – WC ZONE DISTRICT AND AUTHORIZATION FOR CHAIRMAN TO SIGN REFERRAL LETTER

Blais Brancheau described the changes to the WC zone to amend the permitted uses.

A motion to approve and authorize the chairman to sign letter was made by Member Byrne and seconded by Member De Nigris.

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

- III. RESOLUTION -** **CASE NO.** 17-2-3
 APPLICANT HANOVER RIDGEDALE LLC
 OWNER HANOVER RIDGEDALE LLC & HANOVER
 ACQUISITION, LLC
 LOCATION: 110 E. HANOVER AVENUE
 CEDAR KNOLLS
 BLOCK: 1702 **LOTS:** 12.03, 12.04, 12.05, 12.06, 12.07 **ZONE:** IB-3

Applicant sought preliminary and final site plan approval as well as “C” variance relief from 166-145.1A(3) 166-141C(4). Applicant is proposing to redesign pad 2, modify tenant signage and proposes a solar field in the rear of retail ABC. The proposed pad 2 will be a combination of retail and restaurant uses. Applicant sought signage as well as making other site improvements. APPLICATION APPROVED APRIL 25, 2017

A motion was made to approve the above resolution as written by Member Nardone and seconded by Member Deehan.

Members Nardone, Deehan, Dobson, Mihalko, and Chairman Pinadella were all in favor to approve the above resolution.

- IV. APPROVAL** MINUTES MARCH 21, 2017

A motion to approve the Minutes for March 21, 2017 as written was made by Member Byrne and seconded by Member Nardone.

Voice vote, all present Members were in favor.

- V. DRAFT ORDINANCE AMENDING THE PERMITTED USES IN THE D-S, OB-DS AND I-B3 ZONE DISTRICTS**

Mr. Brancheau

- The ordinance is fixing the way the code is written and permitting a gym as part of a shopping center.
- He wanted to make sure it was being consistent in the other zones with shopping centers.
- The reason he amended the code was to clarify some of the meaning of permitted uses within the shopping center zones.
- Added list of permitted uses in the DS zone as well as adding some additional uses to the D-S and OB-DS zone districts.
- Also reviewed the accessory uses to the main use.

The Board accepted Blais's amendments and wants it to go in front of the Township Committee for introduction.

VI. OTHER BUSINESS

Mayor Francioli

- Gave an update on Apollo Drive.
- Steris is onboard and he feels it will work itself out with Metrowest.

Mr. Brancheau

- The Township has been trying to meet with Metrowest regarding the affordable housing issue.
- The Apollo Drive access may become part of the development discussions.
- The Court Master needs all the information a week from Wednesday regarding COHA.

Mr. Byrne

- The COHA and affordable housing has taken priority over all other projects.

Mayor Francioli

- Gave an update on the project redevelopment project in Parsippany that encompasses part of Hanover's property.
- The Township is looking to acquire the Whippany Post Office property through Morris County or Open Space.

VII. ADJOURNMENT

Meeting Adjourned at 8:31PM.

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