

**Minutes of the Planning Board of the
Township Of Hanover
June 13, 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.

Township Engineer, Gerardo Maceira took the Roll Call.

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

There were no Members absent.

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

1. **CONCEPT REVIEW – VILLAGE SUPERMARKET PARKING 178-190 HANOVER AVENUE, CEDAR KNOLLS BLOCK 701, LOT 1.01 – BOWMAN CONSULTING**

Damien Del Duca – Attorney

- Outlined the proposal and showed concept site plan to the Planning Board.
 - a. Mezzanine ‘B’ is an accessory use to the supermarket.
 - b. 5,000 sq. ft. rooftop dining.
 - c. 22,000 sq. ft. greenhouse (hydroponic) will grow plants to be sold in the supermarket.
 - d. Four- way intersection in center of site.
 - e. “Relief lane” near Hanover Ave entrance of southeasterly driveway.
 - f. Add parking.

Eric Keller –Traffic Engineer for Applicant

- Minor plan changes from version that was previously submitted to Planning Board.
- Described the site circulation issues that the plan attempts to address.
- The driveway off Horsehill Rd. bends a little bit towards the “Retail B” building which has become a conflict between the pedestrians and the flow of traffic.
- Discussed the different ways to discourage the use of this driveway to reduce traffic in this area.
- There is a need to accommodate the trucks that access this site.
- Proposing an increase in parking by 29 spaces.
- The parking requirement today is 497 spaces which is based on 99,310 square feet floor area of the buildings.
- There are 537 parking spaces that exist on the property and the new plan proposes 575 parking spaces.

- Discussion about the greenhouse and where it falls according to the ordinance concerning the required number of parking spaces.
- The greenhouse would only add 3 to 5 more employees as it isn't a retail component.
- Shoprite would use the proposed greenhouse to grow fruits and vegetables to sell in the main store.
- All retail use, including the greenhouse, is required to provide 1 parking space for each 200 square feet of gross floor area, and 649 spaces for everything.
- Discussion about possibly adding seven parking spaces for employees on the side of the building.
- The height of the building today is 25ft. to the roof.
- Highlighted the variances that might be needed.
 - a. Height 49' with greenhouse and only 45' permitted in the zone which would be a "C" variance.
 - b. Setback (1.5 x bldg. ht. required) if building is 49' high and 73.5' is required.
 - c. 60' setback proposed near AT&T solar field.
 - d. The area between Horsehill Road and property line is all green.
 - e. To align this driveway they would take out some green space to create the driveway.
 - f. Small exceedance of impervious coverage where 75% max is permitted.
 - g. Storm water will be designed to meet the reductions that are required no matter what the impervious coverage is.
 - h. Parking space dimension is 18' versus the 20' that is required by the ordinance.
 - i. Driveway setback close 10' required, possible a foot or two short.
 - j. Parking variance, depending on how the greenhouse requirement is calculated.
 - k. Retaining wall height and setback.

Planning Board's questions

- What are the restaurant's hours? The hours for the proposed restaurant are currently unknown.
- Will there be dedicated parking for the restaurant? There will be no dedicated parking for the restaurant as this is an accessory to and shares parking with the supermarket.
- There was a discussion between Blais Brancheau and Eric Keller regarding the adding of more parking spaces for the restaurant.
- Will there be outdoor dining? Yes
- What is the existing seating? 144 for the Bistro and 100 for other approved site plan, but not yet installed.

Mr. Byrne

- Likes the circulation changes especially being able to make a left turn from Hanover Rd.
- It is an enormous benefit and an improvement for traffic in and around this site.

- Is there parking for the greenhouse? 22, 000 sq. ft. greenhouse floor area divided by 1 space/800 sq. ft. floor area equals 28 space requirement.
- What are the parking space dimensions? 18' with overhang existing, 20' without overhang.
- Is there employee parking enforcement? There would be signage and internal enforcement.

Chairman Pinadella

- Employee parking along main driveway is a concern.
- It seems like there is overutilization on the overall size of this proposal.

Mr. Eric Keller and Mr. Damien Del Duca exited the meeting.

Chairman Pinadella

- Reminded the Board that during a concept plans meeting we don't comment on variances.
- We like them to outline the fact that there potentially might be variances but, we don't comment if we agree or disagree.

The Board discussed the parking issues at this site pertaining to the ordinance.

2. **REFERRAL OF ORDINANCE 18-2017 AMENDING THE PERMITTED USES IN THE D-S, OB-DS AND I-B3 ZONE DISTRICTS - AUTHORIZATION FOR CHAIRMAN TO SIGN LETTER RESPONDING TO REFERRAL – BLAIS BRANCHEAU**

A motion was made to authorize signature as written was made by Member Ferramosca and seconded by Member Byrne.

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

3. **ROUTE 10 CORRIDOR DRAFT ORDINANCE DISCUSSION – BLAIS BRANCHEAU**

- Referred to the six page document regarding the Rt. 10 corridor ordinance which is excerpts that he felt needed discussion.
- Discussed adding a definition for Industrial Use.
- The reason we are doing this is because in the ordinance elsewhere we are prohibiting industrial use except for the ones that were approved in Whippany Center zone.
- Highlighted some of the key components in the six page document.
- All businesses can have an attached sign but the sign must be an accessory to the business.
- Maximum quantity - One sign for each business establishment shall be permitted on each wall of the establishment that faces a street upon which the property has frontage and on each wall that faces a parking area, up to a maximum of four signs for each establishment.
- Box signs – max 2' vertical dimension
- Discussed sign area calculation for large facades and other facades.

- One freestanding sign shall be permitted for each public street frontage having a driveway.
- Min. freestanding setback 15 ft. from the street.
- Max. freestanding sign height 20 ft.
- The Board discussed the pros and cons on allowing box signs and setting architectural standards along the corridor such as Quick Chek and Whippany Village.
- Board discussed requiring design themes for signs on multi-use developments.
- Proposing a significant change to regulations for motels and hotels.
- Blais explained combining the regulations so that the bulk standards are the same.
- The Board and Blais had a discussion on prohibiting motels and only allow hotels.
- 5 acres min. developable area and minimum 100 rooms for hotels.
- Make hotels a permitted use and not conditional.

4. **OTHER BUSINESS**

COAH Update - Blais Brancheau

- The courts ruled that we had to prepare draft housing plan by end of July that addresses the new obligation for 610 units estimated by Econsult Solutions.
- The courts still have yet to decide what the obligation should be.

Silverman Group Status

- The developer has filed a variance application with the Board of Adjustment- proposing 141 units.
- The Board of Adjustment is meeting again this Thursday. The property is zoned with a maximum density of 8 units per acre. They are looking for relief. They are looking to do 12 units per acre.

Massara Rezoning Request – Blais Brancheau

- Letter sent to Gerry and Blais about rezoning.
- Ask them to come in for a concept review.
- Discussion regarding residential, mixed uses and redevelopment.
- Discussion of zoning options.
- Planning Board wants to explore comprehensive redevelopment.

Route 10 Redevelopment Areas

- Planning Board wants to proceed with analyses regarding redevelopment area in need on Route 10.
- Planning Board wants to retain outside planner for the redevelopment areas on Rt. 10.

Multifamily Housing

- Member Byrne discussed failed attempt to adopt rezoning of Corporate Mailing property housing.
- General discussion regarding positive and negative aspects.
- Discussion regarding multifamily housing in neighboring towns.

River Park

- Apollo Drive access status discussed.
- JCF/ Metrowest plan for development.
- Meeting with Neu family representative.
- Member Ferramosca interjected that if the Board wants to discuss any legal cases that they would have to go into closed session.
- Members of the Board agreed not to talk about the aspects of the legal case.

5. **ADJOURNMENT**

Meeting Adjourned at 9:47PM

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