

**Minutes of the Planning Board of the  
Township Of Hanover  
July 11, 2017**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:04PM 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, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko, and Pinadella

Member Byrne arrived at 7:14PM and Member Dobson arrived at 7:08PM

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

**1. REVIEW OF DRAFT HOUSING ELEMENT – BLAIS BRANCHEAU**

- The court has asked the town to prepare a plan for an obligation that has yet to be determined.
- Spending the tax payer dollars on this goose chase.
- It must be filed as a revised plan before July 28, 2017 with the backing of the Township.
- Has been working with Burgis Associates on updating the plan that we adopted a little over a year ago.
- The obligations have changed at the January decision by the Supreme Court.
- A few technical changes and a two table were given to the board and were reviewed.
- Our obligation is 641 which give us 610 with a 31 surplus.
- The court will not accept this number and the number will be higher for the obligation.
- We get credit for proposed projects if they are realistic.

Mr. Ferramosca

- He feels that we have enough approvals to show the court we have enough units.
- Questioned, why we can't count River Park in part of the obligation is a mystery.

Mayor Francioli

- He feels that Whippany Village should be able to be counted as well.

Mr. Brancheau

- He has reached out to the Metro West several times and they are totally unresponsive.

Mr. Nardone

- Questioned what was looked at to get this obligation number.

Mr. Brancheau

- They looked at the census data, demographic, income data, housing approvals, employment data and much more.

Chairman Pinadella

- He feels the table shown should be submitted and the Board agreed.

WC Zone Plan

- The Board discussed if they should stay in because it is an approved plan and let the courts take it out, otherwise it should stay in the plan.

Mr. Ferramosca

- He does not want to change the zone until the firehouse is sold.

Mr. Byrne

- The firehouse has been sitting there for a decade growing weeds and costing the taxpayer's money.

Mr. Mihalko

- The brewery that came before the board for a concept made an insulting offer for the Firehouse.

Mr. Brancheau

- The current proposed ordinance is to allow for the removal of the Firehouse and vacating of School Street.

Mr. Byrne

- If we change the ordinance then the applicant for Whippany village would build as approved except for the firehouse.
- The new ordinance would allow the developer to proceed with his approval.
- What's there now is an embarrassment and something needs to be done.

Mayor Francioli wants to leave it alone and keep the required 10 acres.

Chairman Pinadella

- At this point in time, do we want to consider the change now or in the future?

Mr. Mihalko

- The developer could walk into the firehouse at this moment and say we want you to be a co-applicant and the developer would be able to build.

Mr. Brancheau

- Explained that the PUD approval means for this site which includes the parking, access and circulation.

Chairman Pinadella

- Questioned how do we get this started without changing the ordinance?
- He is all for changing the ordinance if it means getting the project built.

Mayor Francioli

- One of us should make a phone call to the developer and maybe Mr. Mihalko can get an answer from the Fire Company if they are willing to talk to the developer.
- Would the Fire Company agree to let the developer use the fire company as part as his development?
- It would be a win-win for all.

Mr. Mihalko

- If there is cost involved the fire company is not interested.

Mr. Brancheau

- If you are going to share the benefits you will probably have to share in the cost for paving, snow plowing, curbing, landscape maintenance etc.
- There would be a cost until the firehouse is sold and then the new owner would take over costs.
- There is probably no benefit for the fire company but there would benefit the potential purchaser.

Mr. Byrne

- We have the power to change this zone in order to allow the developer to build exactly what was approved and get this project rolling.
- We need to talk to the developer and find out if he wants to even build the project.

Mr. Mihalko

- He will find out if the fire company is willing to join at no costs to them and no cost until the new owner takes over the firehouse.

- Will informally talk to the firehouse and will let John Ferramosca know.

The Board told Blais Brancheau to go forward with the Housing Plan as it is with the ordinance at this time and keep nine WC units in the plan.

Mr. Brancheau

- The JCC has been taken out of the plan at this time due to their lack of response.

Mr. Ferramosca

- Asked Blais to reach out and tell them that they are currently out of the plan and if they want in they need to respond.

The Board summarized at this time to go with housing plan as is and see what Mike Mihalko comes up with regarding WC zone conversations with the firehouse. Mike Mihalko will relay the information to John Ferramosca and Mayor Francioli and then they will discuss the next steps.

Chairman Pinadella

- Put together the plan as is and not change the WC ordinance.
- Contact the JCC and tell them we are willing to put them in as an amendment but, must get JCC the information they have requested on the taxes.
- The Federation owns the land and the JCHC lease the land and runs the housing.
- We only get taxes on the for profit portion of the property.
- Blais needs to get more information from Art Linfante and Tax Assessor, Jaimie Krietz before contacting the JCC/Harold Colton Max.
- Blais Brancheau must present this to the Township Committee at the July 13<sup>th</sup> Township meeting.

Mr. Byrne

- He wants the WC site cleaned up as there is around \$100k in cash being held.
- We should clean it up and use the WC cash bond.

Mayor Francioli wants it to be checked by attorneys.

The Board discussed if they can get a developer to do something and if not then go after the cash bond to get the work done.

## **2. REVIEW OF DRAFT ORDINANCE REGARDING REQUIRED NUMBER OF PARKING SPACES – BLAIS BRANCHEAU**

- Gave an overview of how the amendments to the ordinance came about.
- Amended parking for shopping center.
- Wrote the ordinance to allow the board upon good cause shown to allow less parking then the 1/200 if there is an unusual situation with an accessory use.

- Discussed parking standard for residential zones.
- We do allow some non-residential uses in the residential zone for example the pool.
- Calculating parking for principal and accessory uses.
- Discussed situations with more than one principal use on the property.
- The normal rule calculates each use separately.
- There are situations that it wouldn't work, for example shared parking for office and retail.
- An office typically would use the parking for 9 to 5 and the retail more on evenings and weekends.

The Board discussed to have everything that has a fraction is rounded up to a whole number for the space required. They agreed that the ordinance is ok to go before the Township Committee with one change regarding rounding up space.

### **3. OTHER BUSINESS**

#### **Stanbury Project**

Mayor Francioli

- Discussed the Stanbury project.
- We are looking to do a boundary change with Parsippany.

Mr. Ferramosca

- We are going to give a report to the Township Committee about options and how the boundary change will work.

#### **Pine Plaza**

Mr. Ferramosca

- There are two owners and each have a different vision for the site.
- There is a food store that is interested in this site.

#### **Cedar Knolls Mall**

Mr. Ferramosca

- They say they're going to come in and talk to Township in August regarding their plans for retail since they are not renewing the tenant's leases.
- Discussion about integrating Hanover Crossings and Cedar Knolls Mall via street connections.
- Enhanced crosswalks will be installed and be timed with the repaving on the corner of Hanover Road and Ridgedale.

Mr. Mihalko

- During the meeting tonight he reached out to Fred Brunner about the current firehouse.

- Fred Brunner said he understands the benefit for the fire department but it would be a hard sell to pass with the members.
- He was told by Fred Brunner that the firehouse has a written offer and they are in midst of negotiations.

#### **4. ADJOURNMENT**

Meeting Adjourned at 8:26PM

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