

**Minutes of the Planning Board of the
Township Of Hanover
August 8, 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, Critchley, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Nardone, Mihalko and Chairman Pinadella.

No Members were absent.

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

1. REVIEW OF BOARD OF ADJUSTMENT 2016 ANNUAL REPORT – BLAIS BRANCHEAU

Chairman Pinadella

- Gave an overview of the report from the Board of Adjustment.
- Amending the minimum side yard and height requirement in the residential zone.

Mr. Brancheau

- Sometimes buildings have different heights. Higher height of building should have higher setbacks and lower portion of building should have lower setbacks.
- He drew a visual example to show the Board how the setbacks would be applied to a multi-height residential home.
- He explained how the side yard setbacks were raised to the 18 foot height if you are building was over 25 feet.

Chairman Pinadella

- He feels the more restrictive side yard should apply and the ordinance should stay as it is.

The Board had an open discussion to try and better understand the recommendations.

Chairman Pinadella

- Suggested that any new construction must meet a higher yard setback.
- If it is already existing and someone wants to build up over the existing footprint than only allow for the 15 foot sideyard or whatever is required in the zone.

Members Nardone, Critchley, and Byrne are willing to go along with the change to promote rehabilitation of older homes.

Members Deehan, Mihalko, Dobson, De Nigris, Ferramosca, Francioli and Chairman Pinadella want to leave the current ordinance as is.

Mr. Brancheau

- There is confusion by applicants in interpretation that side yards must be 30% of the lot width.
- This needs to be clarified in the case of a conflict the stricter regulations apply.
- Distance between principal and accessory buildings
 - a. Currently there are two sets of setback requirements, one for principal building and one for accessory.
- Explained how the ordinance is currently working.

The Board directed Blais to fix the discrepancies in the ordinance.

Mr. Brancheau

- Addressed driveway regulations and gave examples and overview of the current code.
- He will draft an ordinance for driveways.
 - a. Number of allowable driveways- the code is currently silent.
 - b. Driveway distance from intersections.
 - c. Distance between the driveways on same property.
 - d. Board maximum allowed two curb cuts.

Mr. Brancheau

- He will draft an ordinance for outdoor storage of vehicles in non-residential zones.

Mr. Byrne

- Many times the outdoor storage of overnight parking is screened by the dark of the night.

Chairman Pinadella

- The outdoor storage needs to be identified and screened and should not be part of the parking calculations.

2. REFERRAL OF ORDINANCE REGARDING REQUIRED NUMBER OF PARKING SPACES AND AUTHORIZATION FOR CHAIRMAN TO SIGN LETTER TO TOWNSHIP COMMITTEE – BLAIS BRANCHEAU

Motion to approve the referral of the ordinance to the Township Committee and the authorization for the Chairman to sign the letter was made by member De Nigris and seconded by Member Nardone. Members Nardone, Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella were all in favor.

Applicant sought preliminary and final site plan approval and variance relief for the expansion of the principal structure, development of accessory parking areas, site landscaping, site lighting, stormwater management controls and implementation of site restoration per terms of NJDEP approval. Granted July 18, 2017

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

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

5. OTHER BUSINESS

Mr. Mihalko

- Gave an update on the sale of the firehouse and the new firehouse.
- A letter of intent has been accepted by the firehouse.
- The developer would build a Starbucks type facility.
- This would be the seventh offer on this property.
- The Brewery came in with a ridiculously low offer to purchase the firehouse.

Mr. Ferramosca

- Gave an update on the Whippany Village developer and development.
- May want to form a subcommittee of the Planning Board to meet with the developer if they cannot find a convenient time to meet with the whole Planning Board.
- Volunteers for subcommittee: Nardone, Pinadella, Ferramosca, and Byrne. Only four can attend without required sunshine notice.

Mayor Francioli

- Gave an update on Petro Cleanup on the Route 10 site.
- They cannot move soil unless it has been tested.
- There is a certain horizon on the permit and the owner does not want to spend the money to move the soil and it still has something like four years left on the permit from the DEP.

Mayor Francioli

- Met with the owners of the property where Americas Best Hotel is.
- Americas Best has currently 19 months left on their lease and after that there is a 40 year lease option.
- An ordinance is being written which might help the owner get out from under the lease obligations.
- He believes that the land owners want to work with the town to get motels off of the site.
- If that site meets the criteria for area of redevelopment it should be done.
- They are done to one welfare family from the nineteen that were there.

- There were 1,500 code violations on the property and Taylor Trucking is at a pinnacle tht they feel they could sell.

River Park

Mayor Francioli

- We should be hearing from the court this week regarding the stipulation agreement.

Blais Brancheau to ask Township Administrator, Joseph Giorgio to set up meeting with M & E regarding access to River Park.

Mike Mihalko

- Questioned the dedicated left hand turn on Eden Lane.

Mr. Maceira

- It was looked at and it is not needed and it isn't going to be created.

Mr. Brancheau

- Questioned on behalf of Sean Donlon about Hanover Ridgedale.
- Does each tenant have to go to SPEC in order to move into the site?

Board

- Only if a different type of approval other than a standard retail that was approved.
- IHOP and Famous Footwear – Anyone who was named on the application does not need to get SPEC approval

6. ADJOURNMENT

Meeting Adjourned at 8:26 PM

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