

**Minutes of the Planning Board of the
Township Of Hanover
September 12, 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 Member was absent.

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

1. MINUTES: APRIL 11 & 25, MAY 23, JUNE 13, JULY 11 & 18, AUGUST 8, 2017

A motion was made to approve the above Minutes as written by Mayor Francioli and was seconded by Member Byrne.

Voice vote, all present Members were in favor.

2. REFERRAL OF ORDINANCE 21-2017 –ON-PREMISES CONSUMPTION OF ALCOHOL AND AUTHORIZATION FOR CHAIRMAN TO SIGN LETTER TO TOWNSHIP COMMITTEE – BLAIS BRANCHEAU

A motion was made for the Chairman to sign the letter to the Township Committee by Member De Nigris and seconded by Member Byrne.

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

3. OB-RL ZONE REGULATIONS – BLAIS BRANCHEAU

Blais Brancheau

- Reviewed the preliminary plan of a phased plan for the upgrade at Crossings at Jefferson
- Barclays Bank is planning to move into this site.
- Planning on removing surface parking and adding in parking decks

- Proposing a couple amenity features such as a childcare center, fitness center, outdoor amphitheater, sunken garden and revising the circulation system.
- Barclay's would be the main tenant, but not the only tenant at this site.
- Discussed the current violation of the zoning.
- The height of the parking decks currently allows 28 feet and suggesting 40 feet to be the allowable.
- Buildings on this site are 55 feet in height.
- Discussion about the violation that the elevator penthouse only allows 10 feet in height.
- He is recommending that the allowable be 16ft so it is consistent within all zones.
- Discussion about how the coverage by accessory buildings is a violation.
- This concept would violate due to all of the accessory buildings, such as the child care building and the powerhouse building.
- Reviewed his suggested building coverage allowances.
- Currently the ordinance for parking spaces is 20 feet in length, but if there is overhang that the allowable would be 18ft.
- Get the benefits of lower coverage space as RSIS calls for 18 foot spaces.
- Suggests that we reduce the required dimension for parking spaces in a deck.

Chairman Pinadella

- Wants to have parking space regulations 9x20 or 9x18 of there is an overhang.
- He agrees with the first three recommendations that Blais reviewed.
- The only thing he would add is a phrase that the height of parking decks should not exceed the main buildings height.

Mr. Mihalko

- Questioned Blais, how far are those parking decks from the property line?

Blais Brancheau

- The parking decks are 175 feet plus, 167 plus and over 200 plus at different areas of this site from the residential zone.

Mr. Mihalko

- Is concerned with the height of the parking deck, buffer and how it will affect the residential properties.

Mr. Brancheau

- A 175 foot planted buffer is required in this area.
- This is the most conservative buffer than any other part in town.

The Board had a discussion and is very concerned with the lighting and shielding from the residents.

Mr. Ferramosca

- The lighting is going to be the biggest impact to the surrounding residents.

Mr. Brancheau

- We could incorporate some provisions in the ordinance that deal with the shielding of light and outside lights on the top level be turned off after hours.

Mr. Pinadella

- He feels that maybe there should not be an uncovered upper deck.

Mr. Ferramosca

- Wants to make sure the language is in place so that it lessens any of the negative impacts to the residents from the parking decks.
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Chairman Pinadella

- The Board is in agreement that the allowable for parking decks can be 46 feet and not exceed the height of the main building.
- They agreed to amend the height of the elevator penthouses from 10 ft. to 16 ft. and for accessory buildings to eliminate 1/3 of the buildings proposed to 1/4 of the maximum allowable buildings proposed.
- The Board discussed the size of the parking spaces and all agreed with the 9 x 18 parking spaces. To eliminate the glare the Board agreed to add shielding of light and a knee wall.

Thomas Malman – Attorney for the Applicant

- Discussed that the 9 x 18 parking spaces is an issue and the Applicant wants the 8 1/2 x 18 parking spaces.

Ross Chomik – Principal of Vision Equity

- Commented regarding the parking space sizes.
- This project is moving too quickly to facilitate and wants this at the October 24th planning board meeting.

Chairman Pinadella

- He feels concerned and does not want 8 ½ feet widths for the parking deck.

Mr. Maceira

- Commented that an 8 ½ width parking spot is very tight.

The Board is concerned with the 8 ½ width spot that the Applicant is proposing.

Dave Wisotsky – Bohler Engineering

- Currently proposing 1,100 parking spaces at 8 ½ feet width.
- If they go to the 9 foot width they would lose approximately seventy parking spaces.

The Board discussed and their consensus is the 9 x 18 parking spaces.

4. SIGNAGE REGULATIONS - SHARED SIGNS BETWEEN TWO OR MORE LOTS – BLAIS BRANCHEAU

Mr. Brancheau

- Mack Cali is proposing to build two restaurants and their location of the property is already on two lots, but because of the unique location and access to the site they are having a problem with their free standing signage.
- They are proposing to put the sign for both restaurants on the Hanover Township piece, but the current ordinance does not have an allowance for off-site signs.
- The proposed signs would be west of the Wegman's sign.

The Board is in agreeance with allowing the two signs on one property on Route 10 only.

The Board also discussed the Petro Chemical Site and questioned the status of the site cleanup. They want the Township to put pressure on the DEP to get this site cleaned up.

5. ROUTE 10 CORRIDOR/B-10 ZONE REGULATIONS - BLAIS BRANCHEAU

Mr. Brancheau

- Gave out the latest version of the Rt. 10 Corridor Study for the Board to review.
- He focused on the items that need guidance from the Board.
- Reviewed page eight of the study and how the sign area is calculated.
- Also reviewed the different layouts of signs on page nine and how to calculate the areas.
- Reviewed the multiple elements and tenants as well.

- Much of the discussion was spent reviewing the possible layouts of signs and how the Board would like them to be calculated.

Mr. Ferramosca

- Discussed wanting fewer signs along Rt. 10 and signs that are there should be more uniformed.

The Board is in agreement with how Blais has written the proposed sign ordinance.

Mr. Brancheau

- Reviewed the sign regulations – section 144 for different types of uses and lots.
- Discussion regarding the sign content, attached sign restrictions and freestanding sign regulations.

The Board wants to allow only one freestanding sign for each street frontage.

Mr. Brancheau

- The setback requirements are 15 feet for non-divided highways and it varies from 15ft. to 30 ft. on divided signs.
- Discussed the amended regulations for Motels.

Mr. Ferramosca wants the Mondelez site and the office building behind the Red Carpet/ America's Best Motel included in the B-10 zone.

Mr. Brancheau will review to make sure that the Mondelez site fits in the B-10 zone.

Mr. Brancheau will add the office building on Ridgedale Ave behind the motel and the car dealership to the B-10 zone.

Mr. Ferramosca

- The intent is not to have postage size motels on the Rt. 10 Corridor.

Mr. Brancheau

- Referred to page eighteen to review Hotel requirements.
- Make hotels a permitted use in the I and I-P zones as long as they meet the requirements.
- Convenience stores alone or in combination with permitted use
- Board determined If a convenience store is a stand-alone it will be a permitted use and in combination with a gas station it will be a conditional use.
- Discussed what was added to the B-10.
- Hotels and labs.
- Food and beverage manufacturing - changed wording to limited to rather than but not limited to

- He would like to get this done and include it in the re-examination report so that the report captures it all.
- He would also like to put this in the B-10 zone and the other zone changes being proposed.
- He wants this reviewed at the October work session.

Mr. Ferramosca noted that the October 17, 2017 Planning Board meeting will be made a work session.

6. OTHER BUSINESS

Mr. Brancheau

- Discussed the Housing Element.
- He heard from the special master and is concerned with the JCC not filing their deed restrictions.
- May have to take legal action against the JCC to file their deed restrictions.
- The Court Master questioned the suitability for the site for the WC zone for housing.

The Board wants the WC zone ordinance reviewed and sent to the Township Committee.

Mr. Brancheau

- The Court Master keeps pushing to settle with the interveners.
- Met with the Silverman group and their offer is basically the plan they have before the Board of Adjustment. They want 141 units as their only settlement offer.
- The interveners are River Park, Silverman Group and Airport Park.

The Board reviewed the (WC) Whippany Center district that was proposed and what changes have been made. The Board is ready for it to be sent to the Township Committee.

A motion was made by Member Byrne and seconded by Member De Nigris. Voice vote, all present members were in favor.

Mayor Francioli

- Gave a review of the meeting with Taylor Trucking which owns the property that Americas Best Inn and Red Carpet Inn occupy.
- The only thing that is holding them back is that they don't have a suitor to get Americas Best Inn off of their site.
- Township could consider doing an area in need of redevelopment zone.

Mr. Ferramosca

- Gave an update on River Park and the access to Apollo and the alternate property access.

Mr. Maceira

- He has had discussions with the County Patriots Path and the cutting back of the overgrowth and repairing the asphalt on the trail behind the Woodmont site.

7. Adjournment

Meeting Adjourned at 9:20PM

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