

**Minutes of the Planning Board of the
Township Of Hanover
September 26, 2017**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:05PM 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, Ferramosca, Mayor Francioli, Nardone, Mihalko and Pinadella

Absent was Member: Dobson

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

1. MINUTES: SEPTEMBER 12 & 19, 2017 2017

A motion made by Member Ferramosca to approve the minutes as written and seconded by Member Byrne.

Voice vote, all present Members were in favor to approve the Minutes as written.

**2. RESOLUTION DETERMINATION OF AREA IN NEED OF REDEVELOPMENT
BLOCK: 303 LOTS: 13& 14**

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

Members Nardone, Deehan, Mihalko, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor of adoption and no member voted against.

**3. DISCUSSION REEXAMINATION OF THE MASTER PLAN AND DEVELOPMENT
REGULATIONS – BLAIS BRANCHEAU**

Mr. Brancheau

- Discussed the handout titled Recommended Actions DRAFT Reexamination of the Master Plan and Development Regulations.

- The handout showed the updated maps of the B-10 Zone and the Rt. 10 Zone boundaries.
- Discussion about item one in the handout.
- Would like to update the flood plane management to a base flood hazard and boundaries upon more recent FEMA mapping.

Mr. Maceira

- Gave information regarding the homes across the street from the Cedar Knolls Fire Department.
- The first floors are above the flood plane for the 100 year flood.

The Board had a discussion concerning the properties near the Whippany River.

Mayor Francioli

- Discussion with the Board about the Whippany Post Office acquisition and how they are almost done.

Mr. Brancheau

- Discussed the Affordable Housing fee.
- The state passed a law that supersedes our regulations.
- Recommended to get rid of our regulations and use the state regulations.
- If we just reference the state regulation we don't have to keep changing our ordinances.
- Discussed the 2.5% affordable housing fee.
- Discussion about removing the housing portion out of the PU zone.
- Suggested to take the Waterview project out of the PU zone and put it in its own zone or if there is a similar zone to put the housing portion into that zone.

Mr. Ferramosca

- Is concerned with the quality of the pond at Waterview and questioned if it should be in the PU zone.

Mayor Francioli

- The Health Department does monitor the pond and there is decent fish growth which means there is good oxygenation.

The Board had a discussion about the acquisition of Route 24.

Mr. Brancheau

- The highway would stay in the PU zone.
- Discussion about Briarwood Court (approved as Windermere North).

- It is currently in the R-40 Zone and it was created through what is known as transferred development credits in our ordinance.
- He suggested putting it in the R-25 Zone so it is consistent and the Board agreed.

Mr. Brancheau

- Recommends changing the IP Zone on Wing Drive to O-LI Zone since the area is trending more towards offices.
- There should be some limited industry allowed and the details need to be worked out.
- Discussion about the Transfer Development Credit.
- The State passed a law called the Transferred Development Act and suggesting deleting it for now since the State made burdensome to comply with.
- Gave an overview of how the transfer of development rights and credits work.
- Referred to the Ingerman Project- Saddlebrook Court.
- This area was done as an overlay rather than a straight zone.
- Recommends changing the boundaries and putting in a residential zone.
- This site has a 30 year deed restriction on it.

Mr. Brancheau

- Discussed the Airport Safety Zones and how the Master Plan and ordinance are not consistent.
- It needs to be in conformance with the FAA regulation.
- Discussed his prepared revised draft housing element.
- The numbers were revised in April of this year.
- He reviewed the inconsistencies between the zoning map in c.166 and the zoning map in the Land Use Plan.
- Reviewed the B-10 Zone Map showing the additions of the Mondelez property and the office building behind the America's Best Value Inn.
- Should have the final report for the Board's review by the October work session.

4. **OTHER BUSINESS**

Chairman Pinadella

- Questioned the Whippany Village Ordinance.

Mr. Ferramosca

- The Township Committee has reviewed it and it was sent to both the Fire Company and the Developer's Attorney for review.
- We wanted to give both parties a chance to share their comments.

Mr. Brancheau

- The Town Attorney wanted the feedback because this is before the Affordable Housing Court Master who is questioning if this is a viable site.

Mayor Francioli

- Has not moved forward to look at the America's Best Site as an area in need for redevelopment due to budget constraints.

Mr. Brancheau

- Gave Affordable Housing update.
- Planning to arrange an evening in the Town's library for a COAH presentation for the public to attend.
- Contacting the library to see what evenings are available.
- Is going to have draft of the B-10 Zone ordinance for the October 10, 2017 work session.

5. ADJOURNMENT

Meeting Adjourned at 8:00PM

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