

- Reviewed the draft ordinance.
- They will be amending the definition of dwelling unit in the land use ordinance.
- They will also be amending the definition of family.
- Will not be proposing to put short term rentals in the land use ordinance, if it's not in the zoning ordinance there is no grandfathering of it and no variances can be granted.
- Short term rentals of dwelling units are prohibited for thirty days or less.
- Short term rentals such as Air B&B is not allowed, this does not eliminate house guests.
- Homeowners cannot advertise for something that is illegal, i.e.: short term rentals.

Mr. Byrne

- Questioned other surrounding towns and how they were dealing with this issue.

Mr. Brancheau

- Pulled ordinances from 4-5 other municipalities to compare.
- The Governing body sent the issue to the Planning Board find out what to do with it.
- There are 3 courses of action: prohibit it, do nothing, or allow with regulations.
- The ordinances from the towns that have prohibited it have held up in court.

Mr. Byrne

- Is always reluctant to introduce a virtually non-enforceable ordinance.
- Questioned if you need a certificate of habitability, fire extinguishers, smoke detectors, and lighted parking areas.

Mr. Brancheau

- If you do want to allow for short term rentals, do you want the regulated so there is a fee and inspection and adequate parking?

Mr. Pinadella

- Does not think they have the manpower or resources to allow for Air B&B and short term rentals to be inspected and monitored.
- You can do whatever you want to do to regulate it, but you have to have the manpower to do it.

Mr. Byrne

- Wants to know what Florham Park, East Hanover, and Parsippany are doing since they are surrounding Hanover.

Mr. Brancheau

- Per the MLUL you cannot prohibit a senior citizen from renting out a room.

- The state regulates rooming and boarding houses.
- To his knowledge the state does not regulate Air B&B's.

Mr. Ferramosca

- Not a fan of transients in residential neighborhoods.
- However this is very popular in Europe and there are a lot of international travelers from Europe coming to Hanover for the newer corporations in town.

Mr. Byrne

- Will be self-policed by the neighbors.

Mr. Brancheau

- Can pull some ordinances from towns that allow Air B&B's so they can see how they are regulated.

The Board is in favor of looking into this a little further. They will wait to make a decision to see what Florham Park, Parsippany, East Hanover, Morris Township, Morristown, and Morris Plains are doing.

Mr. Ferramosca

- Wants to know if there are any ordinances that require the land lord to keep a copy of a legal ID on file of who rented the units.

IV. SIDE YARD AND HEIGHT:SETBACK RATIO REGULATIONS: R-40, R-25, R-15 AND R-10 ZONE DISTRICTS – DRAFT ORDINANCE

Mr. Brancheau

- This is in response to the annual report from the Board of Adjustment.
- Today there are two height regulations.
- Reviewed the two different existing regulations and how they are calculated.
- Reviewed section 2, reworded it to clarify the side yard averaging.

The Board wants to send this ordinance to the Township Committee for introduction.

Motion to send the ordinance to the Township Committee was moved by Member Byrne and seconded by Member Critchley.

Members Deehan, Critchley, Dobson, Olsen, Byrne, Ferramosca, Mayor Francioli, and Chairman Pinadella all voted in favor.

V. OTHER BUSINESS

Mr. Brancheau

- Will be meeting with representatives for an exploratory meeting regarding the Stanberry project.
- The new Parsippany government is concerned with infrastructure.
- Once the meeting takes place Blais will report back to the Planning Board.
- Reviewed the COAH decisions that are being made in the different courts throughout the state and what the numbers may be.
- They may get a decision in Morris County within the next few months.

Mayor Francioli

- River Park is moving, there is a concept that the Township Committee is reviewing now.
- The Township Committee is concerned with density.
- There is a concept before the Township Committee that mimics the current zoning.

Mr. Brancheau

- Landmark Committee update: Have received a feasibility study, Mr. Leo wants it to be revised to be more specific as it is still in draft form.
- They will wait for the feasibility study and then they will decide what should happen.

Mr. Pinadella

- Wants Blais to provide the list of the few properties that are in the Open Space plan as historic.

Mr. Brancheau

- Updated Board on Starbucks property and access, they have been negotiating access with Vision Equities.
- Starbucks attorney will be sending a draft access agreement to Blais; the current issue is access to Troy Hills Road.
- Blais and Gerry will be meeting with Lidl tomorrow for a concept for a smaller building, more green and conforming parking.

Mr. Ferramosca

- EDAC has sent a letter to Pine Plaza to see what their intention is for the property.

Mayor Francioli

- He is getting complaints from residents regarding the building at Barclays being lit day and night while under construction.

- Barclays will be shielding the windows that face the residential zones to screen the lights from shining at the homes while under construction.

The Board feels that this should be handled at the Board level in the future and put in future resolutions.

Motion to Adjourn moved by Member Byrne and seconded by [inaudible]. All members present were in favor.

Meeting Adjourned at 8:10 PM

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