

**Minutes of the Planning Board of the  
Township Of Hanover  
April 10, 2018**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:00 PM 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, Olsen (arrived at 7:07 PM) and Chairman Pinadella.

Absent was Member: N/A

Also present were: Township Engineer Gerardo Maceira and Township Planner Blais Brancheau

**I. RESOLUTIONS:**

1) **CASE NO.** 16-5-5  
**APPLICANT/OWNER:** MICHAEL RAUSHI  
**LOCATION:** 228 RIDGEDALE AVE.  
CEDAR KNOLLS  
**BLOCK:** 1702 **LOT:** 7 **ZONE:** I-B3

Applicant sought preliminary and final site plan approval as well as "C" variance relief for a previously constructed addition off the rear of the building approximately 420 sq. ft. (10'X42') and an overhang for dry storage of sheet metal. The applicant is also proposing to pave an existing gravel driveway and parking area in the rear, remove the shed and add a handicapped parking space in the front yard. Application approved March 20, 2018.

Resolution was deferred to a later date.

2) **CASE NO.** 17-9-11  
**APPLICANT/OWNER:** THE GC NET LEASE (WHIPPANY)  
INVESTORS, LLC  
**LOCATION:** 30 MELANIE LANE  
WHIPPANY  
**BLOCK:** 6601 **LOT:** 11 **ZONE:** I

Applicant sought preliminary and final site plan approval and "C" variance relief in order to bring the site plan into conformance with what is built on the site. The current front yard setback is 74 ft. where 75 ft. is required. Application was approved March 20, 2018.

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

Members Nardone, Deehan, Olsen, Byrne, De Nigris, Ferramosca, Mayor Francioli, and Chairman Pinadella all voted in favor.

**II. MINUTES** – March 20, 2018 – Carried to a later date.

### **III. INDUSTRIAL ZONE REGULATIONS DISCUSSION**

Mr. Brancheau

- Gave a draft of permitted and prohibited uses.
- These are his recommendations based on NAICS.
- Described the colored key breakdown.
- The pink N's stand for not permitted.
- The blue C's stand for conditional uses.
- The green Y's stand for permitted uses.
- The yellow Y's stand for permitted uses with some exclusions and limitations.
- Every use has limitations as they must comply with height, coverage, and other related requirements.
- The two digit number in the first column breaks down the categories and then the three digit number in the second column breaks it down even further.
- Wanted to run it before the Board before they put it into ordinance form.
- Spent time with the construction officer/zoning official trying to work out the details of this ordinance.
- The current code is very broad which could lead to problems in the future in regards to denying something from moving into town that is not necessarily what the town wants.
- The code simply states that industrial uses are defined in industrial zones.

Chairman Pinadella

- Is concerned that they are getting too specific.
- Being this specific does not give them the latitude to limit uses.

Mayor Francioli

- Concerned with the buildings currently in the industrial zone.
- Some now have several uses on one site and that does not really fit into this breakdown.

Mr. Brancheau

- Discussed the issues that would be presented if retail were to be allowed in the Industrial Zone.

- Reviewed the uses under 31-33-325 regarding chemical uses.

The Board had an open discussion regarding different uses and how they are categorized.

Mr. Nardone

- Wants some retail uses allowed as an accessory use.

Mr. Brancheau

- Has no problem with that as long as it can be regulated.

The Board was all in agreement to go forward and allow Mr. Brancheau to put this into ordinance form.

#### **IV. OUTDOOR STORAGE**

Mr. Brancheau

- Greater flexibility is needed.
- The key is screening from view.
- We need to make sure that it is not becoming unsightly or unsafe.

The Board discussed the different uses in the industrial zone that can be impacted by outdoor storage.

Mr. Brancheau

- Should come up with a plan for parking requirements while people are there and should come up with a plan where vehicles can be parked overnight.

Chairman Pinadella

- Does not have a problem with outdoor storage as long as it is screened and does not affect the parking.

Mayor Francioli

- Must differentiate between outdoor storage and blight.

Mr. Brancheau

- Recapped the discussion on outdoor storage.
- On side and rear yards there will be screening from the street and adjacent properties.
- They can use the parking when closed.

- They need to include a plan to deal with nuisances and other issues such as debris, fire, emergency access, and contamination as part of the site plan.
- The vehicles being stored must be operable and registered.

## **V. SHORT TERM RENTALS**

Chairman Pinadella

- Do we want Air B&B type rentals in this town?

The Board does not want to recommend overnight short term rentals such as Air B&B.

Mr. Brancheau

- All rental properties are required to be inspected and must be up to code and are subject to be re-inspected with each tenant change.
- Reviewed the definition of dwelling unit.

The Board had an open discussion regarding different types of rentals and ways to control them.

Mr. Nardone

- Why should those who are renting for days or a month not be held to the same regulations as someone who is renting legitimately?

The Board had an open discussion regarding the differences between short term rentals and regular rentals.

Chairman Pinadella

- There should be an annual registration for all rentals no matter what type.

Mr. Brancheau

- Explained grandfathering if it is put into the zoning ordinance.
- If it is put into the general code section it is not subject to grandfathering.

The Board recommendation is that they expand current rental codes to include short term rentals. They can recapture costs by charging for the work that goes in with inspections. They should require a registration. They suggest allowing rentals for less than 30 days as long as the property has been registered with the municipality and the proper fees for registration and inspection have been taken care of. The Board also suggests this go in the general code.

## **VI. OTHER BUSINESS**

Mr. Nardone

- Are we looking at areas in need of redevelopment along the Route 10 corridor?

Mr. Brancheau

- It is currently being worked on.

Mayor Francioli

- The Township Committee needs to authorize the Planning Board to do the area in need of redevelopment study.

Mr. Brancheau will provide an assessment to decide if it is worthwhile to go forward with the Area in Needs discussion.

The Board has an open discussion regarding current issues.

The land swap deal with Parsippany is over.

There was an update on Corporate Mailings.

An update was given on Brightstar Lodging.

Mayor Francioli

- The new Township Committee is not sure they want to pay half a million dollars for the Whippany Post Office land.
- Billy's Red Room will not be rebuilt.

Mayor Francioli

- There has been movement with Pine Plaza.
- There was a meeting this afternoon about River Park.

There has not been much discussion with the County regarding trail maintenance.

Meeting Adjourned at 8:48 PM

Motion to adjourn was moved Member Byrne and seconded by Member Ferramosca. All members present voted in favor.

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KIMBERLY A. BONGIORNO, LUA.  
BOARD SECRETARY

PLANNING BOARD  
TOWNSHIP OF HANOVER  
COUNTY OF MORRIS  
STATE OF NEW JERSEY