

**Minutes of the Planning Board of the  
Township Of Hanover  
January 9, 2018**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:01PM 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 and Chairman Pinadella

Absent were Members: None

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

**I. REAPPOINTMENTS**

Chairman Pinadella read the member reappointments into the record.

Ronald Francioli Class I Mayor One (1) Year Term Ending 12/31/18

John Ferramosca Class III Deputy Mayor & Director of Planning (1) Year Term Ending  
12/31/18

J. William Byrne Class II Member One (1) Year Term Ending 12/31/18

Michael E. Critchley Class IV Member Four (4) Year Term ending 12/31/21

Russell Dobson Class IV Alt. 1 Member Two (2) Year Term Ending 12/31/19

Howard Olsen Class IV Alt. 2 Member UNEXPIRED Two (2) Year Term Ending 12/31/18

**II. REORGANIZATION**

1) **ELECTION OF CHAIRPERSON**

Nomination of Chairman Pinadella moved by Member De Nigris and seconded by Member Byrne.

Seeing and hearing no other nominations – nominations were closed.

Abstained Member: Pinadella

Members Nardone, Deehan, Critchley, Dobson, Byrne, De Nigris, Ferramosca, and Francioli were all in favor of the nomination.

2) **ELECTION OF VICE CHAIRPERSON**

Nomination of De Nigris moved by Member Nardone and seconded by Member Ferramosca.

Seeing and hearing no other nominations – nominations were closed.

Abstained Member: De Nigris

Members Nardone, Deehan, Critchley, Dobson, Byrne, Ferramosca, Francioli, and Pinadella were all in favor of the nomination.

3) **RESOLUTIONS**

- a. Designation of Official Newspaper
- b. Designation of Board Attorney
- c. Appointment of Board Secretary
- d. Adoption of Schedule of Meeting
- e. Dates for the Year 2018
- f. NJ Federation of Planning Officials Membership
- g. Designation of Completeness Officials

Motion to approve all resolutions for 2018 planning board was moved by Member Critchley and seconded by Mayor Francioli. All members present were in favor of approving resolutions.

**REGULAR WORK SESSION OF THE PLANNING BOARD CALLED TO ORDER**

**I. MINUTES -** December 19<sup>th</sup> 2017

A motion to approve the minutes was moved by Member Byrne and seconded by Mayor Francioli. All members present were in favor of approving the minutes as written.

**II. RESOLUTIONS**

- 1)      **CASE NO.**                                   17-3-5  
          **APPLICANT**                           COLOGIX  
          **OWNER**                                CEDAR KNOLLS PLAZA V. ASSOC., LLC  
          **LOCATION:**                            9 WING DRIVE  
  CEDAR KNOLLS  
**BLOCK:** 1101      **LOTS:** 8      **ZONE:** IP

Applicant sought preliminary and final site plan approval to install signage at the above site. The applicant sought “C” variance relief from sections 166-144E(2)(b)(d) and (e) and 166-147B(1). **Application approved December 19, 2017.**

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

Members Nardone, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli, and Chairman Pinadella all voted in favor and no member voted against.

- 2)      **CASE NO.**                                   17-7-8  
          **APPLICANT**                           ALLAN BRIGHTWAY ELECTRICAL UTILITY  
  CONTRACTORS, INC.  
          **OWNER**                                SAVVY HOLDINGS, LLC  
          **LOCATION:**                            130 ALGONQUIN PARKWAY  
  WHIPPANY  
**BLOCK:** 6902      **LOTS:** 8      **ZONE:** I

Applicant sought preliminary and final site plan and “C” variance relief from Section 166-124(A)(5) to permit the overnight storage of trucks and other vehicles in a side yard instead of a permitted rear yard. **Application approved December 19, 2017.**

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

Members Nardone, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli, and Chairman Pinadella all voted in favor and no member voted against..

- 3)      **CASE NO.**                                   17-8-10  
          **APPLICANT**                           WHIPPANY VETERINARY HOSPITAL, PC  
          **OWNER**                                SMITH REALTY, LLC  
          **LOCATION:**                            539 ROUTE 10  
  WHIPPANY  
**BLOCK:** 4302      **LOTS:** 11      **ZONE:** B

Applicant sought preliminary and final site plan and variance relief from 166-144 and 166-183 for a free standing sign and ground lighting. **Application approved December 19, 2017.**

A motion was made to approve the above resolution as written by Member Byrne and seconded by member Nardone.

Members Nardone, Dobson, Byrne, De Nigris, Ferramosca, Mayor Francioli, and Chairman Pinadella all voted in favor and no member voted against.

### **III. DRAFT HISTORIC PRESERVATION PLAN ELEMENT OF MASTER PLAN – BLAIS BRANCHEAU**

Mr. Brancheau

- Reviewed the outline summary of the document that the landmark commission prepared.
- The landmark document is over 22 pages so this is a summary.

Chairman Pinadella

- Questioned if listing the sites as historic will require special ordinances.

Mr. Brancheau

- The plan is in the interest of preserving historical sites.
- Reviewed the ways the sites can be preserved as historic.
- If the sites are listed then it is agreed that they are historic and worthy of preservation.

Mr. Byrne

- Is concerned because this kind of discussion makes him nervous that they will be strict with regulations of people's properties.

Mr. Brancheau

- There is concern that it can become overly regulated.

Mayor Francioli

- Is concerned with the amount of sites and how these individual sites would be handled.

The Board and Mr. Brancheau had an open discussion on how this element would effect each individual site.

Chairman Pinadella

- Proposes capital projects, property acquisitions and future actions of the overall plan be made part of the Master Plan
- It should be between the Historic Preservation and the Township Committee and should not be part of the Master Plan.

Mr. Ferramosca

- Does not want the Landmark Commission running the Planning Board.
- Does not want the Planning Board to become encumbered, how do we reach a balance?

Mr. Brancheau

- Only include the sites that you feel comfortable including.
- Can be put in the plan for informational purposes, however where those sites interfere with economic development they will take on a case by case basis.

Mayor Francioli and Mr. Byrne

- They feel that a representative of the Landmark Commission should come in and discuss why these properties are on their list.

Mr. Brancheau

- Discussed a different town that he has worked with that has historic regulations and how they function.

Board

- This should be tabled and representatives from the Landmark Commission should come to the February work session.

#### **IV. PREPARATION OF REDEVELOPMENT PLAN – BLOCK 303, LOTS 14 & 15 – BLAIS BRANCHEAU**

Mr. Brancheau

- In the coming months he will be working on a plan for the Hanover portion of the property for redevelopment.
- Referred to the concept plan for what is laid out in Parsippany's redevelopment plans, retail services, residential, parking deck, and outdoor entertainment activities.
- It is envisioned as a mini-community where people live, shop, and work.
- It is an urban center.
- A circulation road would connect to the Dryden Way jug-handle.
- Currently in Hanover there is a parking lot and a detention basin.
- The town has discussed doing a boundary readjustment to swap with Parsippany.

The Board and Mr. Brancheau had a discussion regarding the site.

Board

- Does not want any residential uses on the Hanover portion of the plan.
- The parking garage must be an accessory use and not the only use.
- They want to table this until the township committee decides if they are going to do the land swap.
- Once you do the boundary swap there would have to be an agreement that Hanover does not get stuck with all of the parking

Mr. Maceira

- There have been discussions with the DOT to connect to the Dryden Way jug handle to the property.

Mr. Ferramosca

- Will put it on the Township Committee agenda as a legal discussion for Thursday January 11, 2018 meeting.

## **V. OTHER BUSINESS**

The Chairman reviewed the approval of the subdivision that was granted to Roberto Enterprises.

Mr. Brancheau

- There was not a condition that the half point had to stay – only that if it stayed it was to be renovated before the new house was built on the new lot.

Mr. Maceira

- The setback requirements were met with the new house.
- The structure going on the lot where the Half Point is fully conforming.

Mr. Brancheau

- Barclays bank is proposing modifications and wants to know if it needs to come back to the board.

Mr. Maceira

- Changes are to the amenity buildings; want to reduce size of all of the buildings.
- All of the buildings become a little bit smaller.

Mr. Brancheau

- Described the changes to the newly proposed smaller buildings, less square footage, less parking required, less coverage.
- There are no changes to the proposed parking garages.
- It is less intense than what was originally proposed

A motion to allow Mr. Brancheau and Mr. Maceira to accept and review smaller Barclays building moved by Mr. Nardone and seconded by Mayor Francioli.

Members Nardone, Deehan, Critchley, Dobson, Byrne, Vice-Chair De Nigris, Ferramosca, Mayor Francioli, and Chairman Pinadella all voted in favor.

A motion to adjourn was made by Member Byrne and seconded by Member Nardone.

Meeting Adjourned at 8:27 PM

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