

**Minutes of the Planning Board of the  
Township Of Hanover  
February 13, 2018**

Vice-Chairman Peter De Nigris called the Work Session Meeting to order at 7:04 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, and Nardone

Absent was Member:                   Mayor Francioli and Chairman Pinadella

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

Member Olsen arrived at 7:15 PM

**I. RESOLUTIONS**

- |    |                          |   |
|----|--------------------------|---|
| 1) | <b>CASE NO.</b>          | 13-3-5-R1                                     |
|    | <b>APPLICANT/OWNER</b>   | HANOVER 3201 REALTY, LLC                      |
|    | <b>LOCATION:</b>         | SYLVAN WAY @ RIDGEDALE AVENUE<br>CEDAR KNOLLS |
|    | <b>BLOCK:       3201</b> | <b>LOTS: 1 &amp; 2   ZONE: OB-DS</b>          |

Applicant sought preliminary and final site plan approval to construct a 39,500 sq. ft. indoor physical fitness facility, along with surface parking, an underground storm water management system, landscaping, lighting and signage. Preliminary site plan approval was also sought for a 7,150 sq. ft. restaurant to be located on the property. The applicant sought variance relief to allow the height of two wall mounted signs to be 11 ft. in height where 8 ft. is allowed. Application approved with conditions January 16, 2018.

A motion was made to approve the above resolution by Member Byrne and seconded by Member Ferramosca.

Members Deehan, Dobson, Byrne, De Nigris, and Ferramosca all voted in favor.

**II. MINUTES – January 16, 2018**

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

**III. DRAFT HISTORIC PRESERVATION PLAN**

### Blais Brancheau

- Gave an overview of the reason for the plan.

### Michael Czuchnicki – Chairman of the Landmark Commission

- Described the four types of rock he brought to show the Board.
- Puddingstone, Iron Ore, Slag, and Glass.
- All of these types of rock are found in Whippany.
- Gave an overview of how the Whippany Iron Forge came to be.
- In 1949 Congress created the United Trust for Historic Preservation.
- Gave an overview of how Whippany came to be.

### Mr. Brancheau

- Questioned how much of a feasibility study has been done for the WI-HI area between Parsippany Road and Whippany Road.
- The Town has hired a feasibility consultant and the report should be ready any time now.
- Before putting a plan in place we want to know what the legal and financial impacts would be, is it feasible and practical?
- Is this good for the Town?
- There are a number of substantial potential concerns.

### Mr. Nardone

- Questioned the inclusion of sites like the old corporate mailing site.
- Is it in this plan as historic?
- Is concerned that it will be used against development in the future.

### Mr. Czuchnicki

- Gave an overview of the Historic Preservations Charter.
- Outlined the Charter

There was an open discussion regarding the plan, how it will work and how it will affect the properties that are included in the plan.

### Mr. Czuchnicki

- Reviewed some of his visions for the Burying Yard and connectivity.
- Our historic district is 300 years old.

### Mr. Byrne

- We need some practical solutions that incorporate these ideas.

- We are already sold on the history of the town.

Mr. Czuchnicki

- What is the issue then with a local declaration with no restrictions that we have a historic district and citizens can use it?

Mr. De Nigris

- We now need to see how this fits with the vision of the town.
- It needs to fit in well with the town

Mr. Ferramosca

- Blais should come up with a local declaration and what the restrictions mean.
- What are the pros and cons?
- Projects could start off with really simple things such as signage and then after that get into more challenging projects.
- The Township would need to fund them so they need a quantification of all these projects.
- Pick the first three, quantify them, and then take them to the Township Committee.
- It's necessary to wait for the feasibility study.

Mr. Brancheau

- The report should give us an idea of the feasibility and the cost.
- Things like property and access rights need to be looked at and addressed.

Mr. De Nigris

- This should be revisited after the feasibility study is completed.

Mr. Brancheau

- The pros and cons of implementing these projects are important.
- There are long term maintenance costs involved beyond the initial acquisition cost.

The Board wants to wait until the study is done.

Mr. Ferramosca

- Wants the Historical Preservation to contact the county.
- The county is trying to implement historical tourism.

#### **IV. WHIPPANY CENTER ZONE AMENDMENTS**

Mr. Brancheau

- Reviewed some snags that he ran into.
- Reviewed a spreadsheet that looks at industry standards, restaurant parking rates comparison.
- Recommendations are that we should amend regulation standards for different types of restaurants.
- Starbucks is not proposing enough parking at this time.
- Has spoken with a Starbucks Engineer.
- Reviewed two different concepts that are being discussed.
- 70 seats are being requested.
- 2,500 sq. footage building, the first concept requires 53 spaces and 22 are being requested.
- 1,800 sq. footage building, the second concept requires 38 spaces and 31 are being proposed.
- The applicants engineer suggested moving the building closer to Route 10 as well as reduce setbacks so they could possibly get another row of parking.
- The applicants need to clarify how they can reduce the building size by a third and still maintain 70 seats.
- Reviewed different seating and parking requirement scenarios.
- There are issues of parking requirements, setbacks, and building prototypes.

Mr. Byrne

- If the number of seats are brought down and they can get some parking at the cell tower site, they would be much closer to what the Board would be comfortable with.
- If they would join the condo association it may make the parking issue go away.

Blais will clarify the number of seats being proposed with the smaller building, if they are still proposing 70 seats they are not even close and the Board is not willing to allow the building to be closer to Route 10.

Mr. Brancheau

- Reviewed the proposed parking requirements for multiple types of restaurants.
- Reviewed the architecture for Starbucks.
- The Board did not like the original box type architecture.
- They came back with a shallow pitched roof, still won't meet the ordinance but it is better than a box.
- The Board wants brick not stucco.
- The roof as proposed does not meet the ordinance, does the Board want to amend the ordinance?

The Board is ok with amending the ordinance to allow for the shallower pitched roof.

## **V. INDUSTRIAL ZONES**

Mr. Brancheau

- There was recently an ordinance passed that defined industrial use.

- Uses that are not usually considered industrial are: trade shops for contractors and wholesale operations.
- We have expanded what we allow in industrial zones because industry started leaving the town.
- Would like clarification on what the Board wants to see in regard to outdoor storage regulations.
- Reviewed the changes in the industrial zone regulations.
- Reviewed outlined uses in order to get the Boards feelings on the uses and if they want the uses in the industrial zone.
- Acceptable uses will include: construction, wholesale but not to the public, business services, repair shops, catering operations, social services, membership organizations, houses of worship, non-profit and charitable groups, and certain retail services.

## **VI. AIR B&B'S**

Mr. Byrne

- Feels that they need to address this issue, do they want them or don't they.

Mr. Brancheau

- It is currently not a widespread problem.
- You can prohibit and enforce it, you can let it go and do nothing or you can allow it in certain circumstances.
- There is a provision in the Municipal Land Use Law and you cannot restrict the leasing of a room or rooms in a home owned by a senior citizen.
- Will get back to the Board and outline possible issues.
- The Township Committee wants the Planning Board to weigh in and give their recommendations.

Motion to adjourn was moved by Member Ferramosca and seconded by Member Critchley.

Meeting Adjourned at 9:06 PM

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KIMBERLY A. BONGIORNO, LUA.  
BOARD SECRETARY  
PLANNING BOARD

TOWNSHIP OF HANOVER  
COUNTY OF MORRIS  
STATE OF NEW JERSEY