

October 24, 2013

Regular Meeting of the Township Committee of the Township of Hanover, County of Morris and State of New Jersey was held on Thursday, October 24, 2013, at 8:30 o'clock in the evening, prevailing time, at the Municipal Building, 1000 Route 10, in said Township.

PRESENT: Mayor Francioli, Members Brueno, Schleifer, Coppola and Ferramosca

ABSENT:

STATEMENT BY PRESIDING OFFICER:

Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by posting written notices and agenda of the meeting on the bulletin board in the Municipal Building, 1000 Route 10, Township of Hanover and by hand delivering, mailing or faxing such notice and agenda to the following newspapers:

HANOVER EAGLE
MORRIS COUNTY'S DAILY RECORD
THE STAR LEDGER

and by filing same with the Township Clerk.

(Signed) Ronald F. Francioli, Mayor

PLEDGE OF ALLEGIANCE TO THE FLAG

PRESENTATION

Mr. Dave Vozza, Program Manager of North Jersey Municipal Employee Benefit Fund, Hanover has been a Charter Member, I'm pleased to present you with a dividend in the amount of \$98,262.00.

Mayor: Thank you Dave for the explanation. (Applause) Can I cash this immediately? (Laughter) We are so pleased to be a part of this and it's worked out so well for us and saved our tax payers a great deal of money as you can see. It works very well. Thank you.

OPEN TO THE PUBLIC:

Howie Olsen, 93 Griffith Drive, Whippany. This past Saturday I was very honored to be part of "One Day, One School." It was held at Salem Drive, and I would like to personally right now thank Mr. Tom "Ace" Gallagher a big big thank you and I

think the people of this town also needs to say thank you to him. He saved the Board of Education, I would be afraid to say how much it was actually, but it was a lot of money by what he had organized this past Saturday. The individuals work along with Ace and I would like to read into the record the names of the people that were there: Frank's Lawns Unlimited, Eden Landscaping, All American Tree, Honor Tree, Tree Scapes Services, DK Tree and Woodland Tree, Trees Plus, Davey's Tree, Arbor Tech and Barlett Tree, and we also had Lawns Unlimited. Now what these people did was they went through the majority of the property at Salem Drive and cut down dead trees along the soccer fields and in the playground and path ways that leads to the school. We had a lot of people come out and were very lucky to have all of these people. But I personally would like to say thank you to Mr. Gallagher for organizing this thing. I just wanted him to have some recognition for it.

Mayor: Howie, absolutely, and Tom nice job. Applause. I couldn't agree with you more, there were 9 different tree services there that participated, and I know that most of us on the Committee had an opportunity to stop by see what was going on and to say that it saved the BOE money is an understatement. This is the second time that this school Salem Drive had this event and major amount of tree branches and landscape materials were taken away for the safety of the kids. The overhanging branches, dead trees everything was carved out its beautiful. The material was ground up and brought in as mulch again and new landscaping at the entrance way to the school was gorgeous fantastic job. I would put that number in the \$100,000 range Tom. It was fantastic.

Mr. Coppola: Did the public works was also helping.

Mayor: Absolutely.

Mr. Coppola: I know they last time they had their trucks ripping everything out I found that what they did in that corner was absolutely beautiful, that was a massive mess two years ago.

Mayor: We just have to do the other side now.

Tom Gallagher, 20 Woodfield Drive, Whippany. Just to continue the day couldn't have gone better. Believe it or not, I talk about this program quite a bit like two or three months a year and we've been talking about it 5 -6 weeks steady. I almost don't have anything else to say other than how pleased I am, how much I appreciate all you guys working with me and side by side. It is really nice to make a phone call and here an individual say we have the full support of the Township Committee. It's nice to make phone calls and hear that we have full support of the BOE and the school administration. It's nice to see everyone come and show up and be there all day and be involved because people do notice. Bandit Industries were there, they are working on a

full documentary, they have already been in touch with me, and how they are going to handle it. Our Mayor was interviewed, they interviewed many people. It is going to be worldwide on their website as an example on what people can do when they work together, like I said last meeting, we all talk about public and private sector partnerships, we do it, and we've been doing it and Brian Foran and Kenny and the way we worked it was great. Brian Foran always says "whatever you need, whatever you need" and he means it. He works just as hard as anyone there. All the guys from the DPW worked hard, they are a great DPW.

Mayor: Oh yeah.

Mr. Gallagher: I know how good they are. East Hanover reached out and they came in with some manpower. I said to them, you've been here a few times, and I already spoken to our Mayor and we owe you one and we will come to one of your schools next time. Of course they said "don't worry about it," but I already talked to the Mayor and we are going to offer to reciprocate. The last thing I will say is what's nice about it, is when I first moved to town when we were walking my son to school, there were a couple of dead branches hanging over the path, I told my wife, we should pull our son off the path its dangerous, by the time I was walking back, I said I know this is dangerous, but just about nobody else knows what to look for, when I talked to Scott Pepper about it, he explained to me that there was no money to do something like that. There is no money to get a tree evaluation, and no money to do anything other than clean up a tree after it fell. So what we are also doing is empowering, and I offered to go in on my own time and that's how it started, it was me and one other guy, but what's nice is we are empowering our children and our students to take ownership of their schools and fields, and we are really working and moving in the right direction in Hanover Township with our sports teams, if the bleacher, they see a dead tree by the bleachers, notify us, we even have one-day-one-school gmail.com just email us, give us the location and we will take a look at it. It's a program that will only grow, it started in Hanover Township, the headquarters is here and will officially be here for a very long time and I just want to thank Howie, and all you guys and everyone else who stepped up, I can name them all Pete Berkencamp, Tom Quirk, Paul Lombardino, Scott Pepper, Roy Aull, I can name them all. This was just great and I'm very happy to be a part of this and I really appreciate you being here with me. Thank you.

Mayor: Thank you again, the program is doing so well. The program has to be about 6 – 7 years old.

Mr. Gallagher: We did a quick one at Salem Drive in 2007 but we didn't all go in on it. That's when I met you Mayor, we went into there after the Gypsy Moths came in, and I was at a seminar and they said the two worst spots in the state for the moths are right behind here at Salem Drive School the woods and also Jackson. I joked to the guy

sitting next to me, I said that's the luck of the Irish right there, cause that's right next to my house. I went back there with Scott Pepper and Roy Aull and it was destroyed, so we went in there that time, and we had everyone in one area cause it got destroyed and they asked us to come back a few times to finish it, we absolutely had to do it now cause a lot of trees were starting to die and a lot of poison ivy, and now was the time, the last thing I'll say, and I can say it, we were so pleased we got out of there with no injury. We did have a safe zone and all of us adults had our eyes everywhere on every kid at all times. We had a safe zone walking up the center to bring up the kids to work with Frank and Tommy from Eden Landscaping, and I said to Howie with a ½ hour to go, we just about made it, we got to really focus now and make sure that everything runs smoothly and nobody gets hurt. We have a lot of equipment here and it's pretty tight, we left there without one injury. So we did it.

Mayor: You did it, and it was very professional handled. Absolutely beautiful, this school is on the elementary level, but the Hanover Park has been done, beautifully done, and by the way, in honor of Mr. Politi, and is a wonderful testament and honor to him and Whippany Park has been done, can I safely say that we just about done every elementary school in the Township? We have done all of our schools. I only hope it goes further and I know you are making some noise down in Trenton and I hope our State Senator, Mr. Cody, runs with it, and gets a program like this adopted more on a state level so other schools can participate in it. It is absolutely phenomenal. You are right the cost savings involved to the BOE is just an incredible amount of money when you consider all the schools that have to be done. So once again, thank you Tom.

Mr. Gallagher: Mayor, one more thing, you brought up Ralph Politti, Jr. I just want to say that I appreciate the way that everyone made his family feel so welcome and everyone was optimistic with his family, it was very sad we lost Ralph, and he is the one who brought the beautification aspect into the program, we were going in trimming trees, and removing trees, and mulch and Ralph always explained to me people don't see what you are doing, it needs to have a little pop, so once we bought in the beautification people always talk about how nice and the colors that was all Ralph, and we are going to continue that. And I appreciate again, everyone handled Ralph's family, because it was a hard day for them. I did commit to them that every major event we have in October we will dedicate it to the memory of Ralph Politi, Jr. cause he would have been there with us and would have telling us all what to do. The last thing, all our plant material was covered; this is the first one day one school where we were only \$160.00 shy of what we raised. The t-shirts were donated by National Sports Wear, CNL Towing and Broadway Limousine was a \$1500 value, our account we raised \$1700 the total cash out was \$1860 and that \$1700 we spent there was a lot of material donated also, so we got a lot at wholesale and got a lot of stuff for free. So a lot of people donated quite a bit and I can't leave this podium without saying that once again

the Godfather stepped up. The Godfather always comes in with 20 – 30 pizzas and then Ginero texted me and asked do you need more? I always say yes and when we are all done, all the extra food Pete brings it to the Food Pantry in Morristown and they got pizza donuts cookies, it's all good.

Mayor: Thank you Tom. You mentioned the Food Pantry in Morristown, just as a side, I was at an affair today sponsored by our Bayer Healthcare Corporation and it was attended by 150 Bayer Employees, over at the Marriott Ball Room and I had an opportunity and honor to address them for a while but they put together for the food pantry and the active soldier that we have deployed 500 food baskets, not only they bought the food but they assembled all the baskets and then made the distributions. So that's community at its finest, and you have a perfect example of it with the people you are working with, but that's what we are going to be about in Hanover. Fantastic. I said my peace.

Jim Neidhardt, 3414 Appleton Way, Whippany. Great job to Ace Gallagher, one thought, I didn't listen to the whole thing about some production company about doing a video, if we can get a link to that on our new website so many people that are considering moving into town, considering Hanover, they look to the website and having a page on that alone, says so much about the type of community that I think would make us even more attractive than we are already.

Mayor: Excellent point Jim.

Mr. Neidhardt: Ace mentioned that working with the public works department is all they keep saying "how can we help" and being a resident here for 30 plus years, I can say that is true of most of all the people that I have come in contact within the Municipal workers. I am going to give you an opportunity to answer on how you can help. I don't know if everyone here is aware of it, but the Eden Lane Condominium complex which has about 293 units, I don't know if you know this but the condo association owns and maintains the roads within the complex,

Mayor: we police is under Title 39, but you do snow plow etc. yes.

Mr. Neidhardt: Currently the roads are in need of repair, particularly the one entrance to the point where it is dangerous, and costly both to the association to maintain to patch it up and also to the residents hitting the potholes and having to have repairs done to their cars. We have been looking to resurface the roads for a while now, and we actually wanted to do it last year and in the process of doing it we want to do it right way, and the way we defined the right way is we want to bring the roads up to the same standards that the municipality has for their roads. We think that it is a very good standard to have, we had asked the Township to find out what those standards were over a year ago, our property management company Taylor Management,

Mayor: You are not going to tell me that you didn't get your information are you?

Mr. Neidhardt: We approached the Administrator's Office and was directed to the Engineering Dept. and it's been over a year and the road is still extremely unsafe, what most of the residents do which they should not be doing, is when they exit the property they drive on the opposite side of traffic to avoid all the pot holes on the side going down. We have repaired it several times with quick fixes but it's always over \$6,000 and we want to do it the right way we want to resurface it, but we can't do it until we find out what the Town's standards are. I'm not here to complain, but I am here to do is to ask what are we doing wrong are we talking to the right people, what can we do to expedite this so we can improve the safety of this operation.

Mayor: You just expedited it.

Mr. Neidhardt: Ok, I do have with me, one of our board members here and also our head property manager from Taylor Management who might have more information if you need more information.

Mr. Giorgio: It is my understanding that Gerry Maceira and Dave correct me if I am wrong, has been in touch with whatever Engineering Firm you have been using and he has been reviewing the design standards for Eden Lane. Is that correct Dave?

Dave Leo: I am not aware of that.

Mr. Neidhardt: Do we have different standards than the town? We want to know what the standards are for the town, you are doing Melanie Lane.

Mr. Giorgio: It was my understanding he was in touch with whoever you employed as an Engineering Firm.

Mr. Neidhardt: That's a long time ago, its months ago.

Mr. Giorgio: That's the most recent information that I have.

Mayor: Jim, who do you want us to reach out to?

Mr. Neidhardt: Michele is our property manager.

Michele Wehmeyer, Vice President of Operation with Taylor Management Company: Over the last year we have been in contact through myself or our Attorney, we have spoken to the Township Engineer, Township Administrator, our legal counsel has been in touch with the Township's Legal Council and the last word we had I'm going to say probably about three months ago, was that your Engineering Department will be in contact with our Engineering Firm to date that has not happened.

Mr. Giorgio: Well no one spoke to me, because I'm the Township Administrator. Let's just correct that for the record. I did speak with Gerry Maceira the Township Engineer and he told me that in fact he has been working with whatever Engineering Firm you have and that was about three months ago. You are correct with that statement. So all I can do is ask Mr. Leo the Assistant Township Engineer to follow through with that so you can get the service you deserve.

Ms. Wehmeyer: Thank you.

Mr. Ferramosca: In order to facilitate that contact do you have a business card that you can provide us. Great.

Mayor: You will have an answer back to you within 72 hours.

Ms. Wehmeyer: That would be great.

Mr. Giorgio: Michele what is your phone number.

Ms. Wehmeyer: xxx-xxx-xxxx

Mayor: Allow us that amount of time to get all the details together, don't have all the answers for you, I know what your situation is, but until Mr. Maceira can fill me in with some of the blank spaces, he will get back to you and we will do our utmost to expedite this for you.

Ms. Wehmeyer: Thank you

Mr. Neidhardt, 3414 Appleton Way, Whippany. I have another suggestion on how we can help. This one might not be as easy as the last one, in about a year and a half ago, in Spring 2012, our condo complex experienced a significant increase in our sewerage bill. The two prior years a typical bill was \$72.00 in 2010 \$68.00 in 2011 and then all of a sudden in 2012 it went to \$120.00. They gave us some type of credit or adjustment that brought it down to \$90.00 but it was so extremely high. The Association, the Management Company, met with someone at the Sewerage Authority, a Mike Wynne, and gave him all the billing information that he requested, we also did an OPRA request, to get some further information, they needed to know which meters served which building. We have 5 buildings and in order to see if there was a problem then needed to find out which meters went to each buildings. So if one building was causing an issue, or if there was a leak something in the ground. This has been at a complete standstill for the last few months. The Township Engineers said he didn't have site plans that showed which meters served each building. Yet we think the Township should have those site plans and without knowing which meters fill which buildings it's like a circle, everyone keeps going in a circle and we can't get an answer why the sewage bills increased.

Mayor: Again, I am not putting this responsibility on the Association, but was their an attempt to reach out to SMCMUA on the water company.

Michele Wehmeyer: Yes we did reach out to them.

Mayor: It is their meters.

Ms. Wehmeyer: We did reach out to them, and they could not provide that information.

Mayor: They could not provide that information.

Ms. Wehmeyer: Mike Wynne came to our company did some work in the meter pit and came up to us and said he thought he had all the information he needed now to go back or clarify things with us. So again, here we are two three months later, and we are at the same point, a stand still.

John Ferramosca: Just so we just all understand, the Sewerage Authority is an independent authority outside of Hanover Township. It works closely with the Township but it is an independent authority. Mike Wynne is the right person to speak to. I will bring it back to Mike's attention and we will try to evaluate what has been taken place as to where it is, I can't comment on the specifics as to why. And I don't know how it is allocated out whether into a general charge.

Ms. Wehmeyer: It is a very complicated calculation and we went through all of that, and I understand that. I'm here looking, what information do we need to give the proper people to resolve these issues. We have gone out of our way to work with the Township to get these items addressed.

Mr. Ferramosca: Mike Wynne is the right person to be speaking with, and I will bring it to his attention that you will be contacting him next week and hopefully to sit down and to get an assessment from Mike as to what his report and findings are and they will then make a determination. I can't speak for them, but I can tell you that they will address you in terms of listening getting an understanding and if they have done a study they will share with you their results.

Ms. Wehmeyer: Thank you. Okay

Mayor: The Deputy Mayor is stating HSA is tied to the water company in one regard. Your sewerage bill is based upon water gallons, so obviously these meters are critical, and there is a certain period of the year in which they measure that flow. Other times you are exempt from it during certain summer months for watering lawns, and things of that nature so there is a formula like John is saying. But I think in conjunction with that, if Mike Wynne has an issue what meter is servicing what buildings then that

has to go to South East Morris Utilities. And the new director of that association is Laura Cummings. The Administrator will draft a very brief introductory letter for you to Ms. Cummings expecting your phone call and asking her to accept your phone call and to provide you with the Engineering information that you require for the association so that will come from the Town. In conjunction, the Deputy Mayor Ferramosca will take the matter up with HSA and tell them and brief them as to what we are doing with the water company and we will try to coordinate this for you so we get an answer.

Mr. Ferramosca: In addition, there is something you can immediately and its educational and I've learned it by being part of the Authority and that it's water conservation, so if members of Eden Lane Complex can get, and Mike might have some educational material for you to distribute as to how you can save water. Just a malfunctioning leaking toilet that can increase your water consumption by multiples of two or three. So there are things we can do to cut it back and hopefully we can get you some answers as to the specifics as to where the water is being routed. But I will bring it to his attention.

Ms. Wehmeyer: Ok thank you.

Mr. Neidhardt, 3414 Appleton Way, Whippany: In close, both of these issues we don't look at these as complaints we just wanted to come for information and basically I told them to come to the meeting and I guarantee when we leave there we will we will have some information as to terms of what to do. So I greatly appreciate it.

Mayor: I have to apologize that you have to go through this procedure to get satisfied for the information that you need. And a lot of this information, it would appear to me, although I sit on both sides of the desk, that some of this is academic and should be able to get this rather easily.

Mr. Neidhardt: You know Ron, that a lot of people that come to the Township, the Building Dept. the Engineering Dept., they come on a regular basis and they know the process is and for us this is a one-time thing so we are wondering if we are going to the right people saying the right thing, filing out the right forms, and I said to the folks here, they'll know what to do. Thank you for that.

Mayor: I'm going to say the Association represents 300 plus families over there should get a little attention as to given the size of the population there, put it that way.

Robert Steiger, 13 Korda Place, Cedar Knolls. Mayor member of the Committee, I was just wondering what the status was of the plans for the Berlex Property.

Mayor: Most recently Bob, at the last Tuesday's Planning Board Meeting the proposal for the Berlex property was for Lowe's Home Stores to build a "box" 137,000

sq. ft. facility on that property. It gave us a lot of concerns, in the design when it came before the planning board because of its access to Ridgedale Avenue and to Hanover Avenue, it is going to call for extra lanes from Hanover Lanes it is going to call for signage at a driveway that will be up by the County Public Works Department portion, road widening down to the corner and then a road widening which is an expansion lane on Ridgedale Avenue that will let them out. One thing we did want to avoid and Deputy Mayor Ferramosca and his role as Director of Planning as well, brought up the fact that we don't want articulated truck traffic coming out onto Ridgedale Avenue from the corner. There are too many complications there. Not to get into the traffic situation, I think we got that under control, I think we cut off a few driveways that we disallowed. The Lowe's got their approval Tuesday night a preliminary and final and I guess that kind.

Mr. Steiger: My concern isn't actually with Lowe's my concern is what else is going on the property and where will it go. My big concern is if you are going up Ridgedale you see a gas station and a gas station is only attractive when you are out of gas, and then on the other side you got Agway. It looks like a garage sale in the Ozarks really, but on the Hanover Township side you got the office building with the manicure lawn and everything I was hoping if they are going to but in facilities that they don't put a gas station on the corner, put a bank or something on the corner so at least attractive, because a gas station could be. We lost a beautiful forest that was there, and to put a gas station right on that corner would be short of a sin really.

Mayor: They did have two pads in conjunction with this. One was a potential restaurant could of being anything by brand name a Friday's a Chili's whatever and the second pad to the corner was a Quick Chek again. I think Quick Chek wants to cover the world, but in any event the zone does allow for the use so your concerns, we hear them, they are not disallowed in that area. We are concerned with movement of Quick Chek traffic onto Ridgedale, and we came up with some designs that disallowed certain left turns of trucks going out of there, fuel trucks etc., and we are concerned with the sidewalk patterns, walking patterns within the property from like the Quick Chek to the Lowe's those designs were looked at. Inter driveway system was looked at, but I must tell you it's a Quick Chek.

Mr. Steiger: But a Quick Chek can have grass in front of it, and shrubbery in front of it if it is set back properly. You don't have to be right on the corner. You know as well as I do Ron, you can put it make them put where you want it. I don't give a dam what they want it's what we want. Cedar Knolls is putting up with a lot we aren't complaining but we would really like, when people come into Cedar Knolls from Ridgedale that it not look like, I don't want to say East Hanover, because we criticized them off enough over the years,

Mayor: I didn't say that Mr.

Mr. Steiger: we could make them set it back and have parking in the rear instead of having it in the front of it.

Mayor: I think the Planning Board is sensitive to that too, but by the way the areas of grassed areas we didn't think of as well,

Mr. Ferramosca: I do want to bring up with this approval, originally they wanted an 11,000 sq. ft. building in addition to the gas station, so it was just going to be pure paved. Planning Board felt that it was too much density that traffic concerns associated with it navigation on the site, it just didn't work. So we pushed back against that, and as a result of it, we are going to get some landscaping that would be between the gas station and the adjoining property that will soften the impact as you move down Ridgedale Avenue.

Mr. Steiger: Now you are saying, with the Quick Chek was coming with a gas station.

Mr. Ferramosca: It is a Quick Chek and gas station and they wanted an additional separate 11,000 sq. ft. retail complex on that site. The Planning Board rejected the 11,000 sq. ft. saying it was too much on that site and would be presenting problems as to safe navigation onto Ridgedale Avenue within the site, so that has gone away, it is out of it and replacing it there will be an area that will be heavily landscaped properly so it will soften the blow on Ridgedale Avenue.

Mr. Steiger: Thank you, let's hope for the best.

Mayor: It's a concern to us and the Planning Board on some of the kinds of applications that we got coming to us, these applications that come to us, and I'm going to talk to some of these a little later on in the meeting, are driven by market trends. Rental units are the hot thing today, not market units. Office buildings are gone warehousing and flex buildings had a partial light, it seems that developers that come before towns, not just ours, every town are going to do the obvious and they are going to go where the dollars are where development is best for them, and it's the Township's and Planning Boards responsibilities and I also must remind everybody that everybody that sits on the Planning Board lives in our town. We all have to drive here, we all have work here and we all have to get around here. It's our job to balance that out. Neutralize it against what the long term plans for a Town are, we are not planning for Hanover for next year, or for a good market two years, we are looking at a ten year window a longer window and what if the use changes what becomes of that property. So there are a lot of factors that we take into consideration, this frustration I can tell in Bob's voice as he was leaving that okay another Quick Chek in Hanover, well I can tell

you the one we got on Whippany Road the ROI once Bayer went in it's probably 48 hours, its doing phenomenally well it's servicing the public there is not much negative I can say about it.

There is additional improvement going to be taken place on a zone we haven't seen the application yet that Route 10 & Jefferson Road. It's another Quick Chek, but that calls for road widening calls for other road improvements, actuating other issues impacts on Ukraine, that have to be addressed at the applicants expense, but again they see a market, they see the highway system, they see the ability the demographics and the studies they have done, to get the return on their investment, and they seem no different than the service area that is going to be provided with the Hanover Avenue and Ridgedale Avenue side and the demographics' of the customers they will get from there. They don't see any cannibalizes+, they think that each one of these markets will survive. It's a big company, they do their homework and the Township has zoned for it and the zone will allow for, if this wasn't a Quick Chek if it was a WaWa if it was just a straight filling station, a Sunoco or Shell or whatever it's allowed in that Hanover corridor zone area. So that's all I can possibly say about that at this time.

Floor is still open if anyone else would like to be heard.

MOTION TO CLOSE: No further comments forthcoming. Member Ferramosca moved to close public portion. The motion was seconded by Member Schleifer and was unanimously passed.

APPROVAL OF MINUTES:

Mayor Francioli stated that the Minutes of the Regular Meeting of September 12, 2013 and the Minutes of the Public Sale of Township Property of September 11, 2013 had been presented to the members of the Committee prior to this meeting by the Clerk.

Member Ferramosca moved that the Minutes of the Regular Meeting of September 12, 2013 and the Minutes of the Public Sale of Township Property of September 11, 2013 be accepted and approved as presented by the Clerk. The motion was seconded by Member Brueno and was unanimously passed.

No Ordinances for Public Hearing or For Introduction.

RESOLUTIONS AS A CONSENT AGENDA:

RESOLUTION NO. 194-2013

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER AUTHORIZING THE RELEASE OF THE \$2,406.00 CASH PERFORMANCE BOND AND THE \$67.23 REMAINING ENGINEERING INSPECTION FEES TO HELFAND & ASSOCIATES AS A RESULT OF COMPLETING THE CONVERSION OF AN OFFICE/RESIDENTIAL BUILDING TO A PROFESSIONAL OFFICE BUILDING AT 575 ROUTE 10 EAST IN WHIPPANY AND DESIGNATED AS LOT 2 IN BLOCK 4203 AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF HANOVER

WHEREAS, on September 22, 2009, the Planning Board granted preliminary site plan approval to **Helfand & Associates** (hereinafter referred to as "**Helfand**") as applicant and contract purchaser for permission to convert an existing two-story building from office/residential use to entirely office use and to make minor site improvements on property located at 575 Route 10 East in the Whippany Section of the Township and designated as Lot 2 in Block 4203 as set forth on the Tax Map of the Township of Hanover; and

WHEREAS, by resolution dated January 13, 2011, the Township Committee approved the release of **Helfand's** Irrevocable Standby Letter of Credit in the amount of \$21,654.00; and

WHEREAS, the resolution authorizing the execution of a Developer's Agreement by and between the Township and **Helfand** required that the applicant to also deposit with the Township Clerk a certified check or cash in the amount of \$2,406.00 representing the cash portion of the total performance guarantee and \$1,203.00 to cover the cost of Engineering Inspection Review fees; and

WHEREAS, by letter dated October 18, 2013 to the Mayor and Township Committee, the Township Engineer has indicated that all remaining punch list items have been completed and that the cash performance bond and remaining Engineering Inspection fees can be released.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Hanover in the County of Morris and State of New Jersey as follows:

1. The cash portion of the total performance guarantee in the amount of \$2,406.00 deposited by **Helfand & Associates** in a TD Bank Account, Account No. 7760845110 is hereby released to the Developer.
2. The remaining Engineering Inspection Review fees in the amount of \$67.23 deposited in a Trust Escrow Account, Line Item No. 252-7017-499 is also released to **Helfand & Associates**.
3. That certified copies of this resolution shall be transmitted to the Township's Chief Municipal Finance Officer, the Township Engineer and **Helfand & Associates**.

RESOLUTION NO. 195-2013

A RESOLUTION OF THE TOWNSHIP COMMITTEE RELEASING THE SITE IMPROVEMENT PERFORMANCE BOND IN THE AMOUNT OF \$15,366.00, THE CASH PERFORMANCE BOND IN THE AMOUNT OF \$1,707.00 AND THE REMAINING ENGINEERING INSPECTION FEE IN THE AMOUNT OF \$666.31 TO THE DEVELOPER, CEDAR KNOLLS PLAZA V ASSOCIATES, LLC, CONCERNING THE COMPLETION OF A BUILDING ADDITION TO ACCOMMODATE EMERGENCY GENERATORS AND A SWITCH GEAR ROOM AT 9 WING DRIVE IN THE CEDAR KNOLLS SECTION OF THE TOWNSHIP AND ALSO KNOWN AS LOT 8 IN BLOCK 1101 AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF HANOVER

WHEREAS, Cedar Knolls Plaza V Associates, LLC, the Applicant and

Developer, received preliminary and final site plan approval from the Planning Board on September 28, 2010 for the construction of a building addition to accommodate emergency generators and a switch gear room on property located at 9 Wing Drive in the Cedar Knolls Section of the Township, and also known as Lot 8 in Block 1101 as set forth on the Tax Map of the Township of Hanover; and

WHEREAS, in a letter dated October 13, 2013 to the Mayor and Township Committee, the Township Engineer has advised the governing body that in accordance with the October 27, 2011 Developer's Agreement and the Township Engineer's punch list, **Cedar Knolls Plaza V Associates, LLC** has satisfactorily completed all of the required site improvements; and

WHEREAS, in the same letter, the Township Engineer recommends the release of the Site Improvement Performance Bond in the amount of \$15,366.00, the total cash bond in the amount of \$1,707.00 and the remaining Engineering Inspection Review fees in the amount of \$666.31.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Hanover in the County of Morris and State of New Jersey as follows:

1. The Site Improvement Performance Bond, Bond No. BMY9276062 issued by The Hanover Insurance Company, Inc. effective August 25, 2011 in the amount of \$15,366.00 is hereby released to the Developer.
2. That the total cash performance bond in the amount of \$1,707.00 posted by **Cedar Knolls Plaza V Associates, LLC** and deposited by the Township in a TD Bank Account, Account No. 7760845121 is released to the Developer.
3. The Developer shall also receive a refund of \$666.31 which represents the remaining Township Engineering Review Inspection fees deposited in Trust Escrow Account, Trust Line Item No. 252-7027-499.

4. That a certified copy of this resolution shall be transmitted along with the checks to **Cedar Knolls Plaza V Associates, LLC**, and copies of the resolution to the Township's Chief Municipal Finance Officer and Township Engineer for reference and information purposes. The site improvement performance bond and a copy of the resolution shall be transmitted to The Hanover Insurance Company, Inc.

RESOLUTION NO. 196-2013

A RESOLUTION OF THE TOWNSHIP COMMITTEE AUTHORIZING THE AWARD OF A CONTRACT TO A.J.M. CONTRACTORS, INC., THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER, IN AN AMOUNT NOT TO EXCEED \$264,100.00 FOR THE RESURFACING OF MELANIE LANE FROM ALGONQUIN PARKWAY TO THE EAST HANOVER TOWNSHIP MUNICIPAL BORDER IN WHIPPANY, AND FURTHER AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A CONTRACT WITH THE COMPANY

WHEREAS, it is the intention of the Township of Hanover to resurface Melanie Lane from its intersection with Algonquin Parkway to the East Hanover Township Municipal Border in the Whippany Section of the Township; and

WHEREAS, due to its deteriorating condition, and in order to ensure the safety of motorists and pedestrians traveling the road, it is the desire of the Township Committee to resurface the roadway described above; and

WHEREAS, the Township of Hanover, acting in conformity with N.J.S.A. 40A:11-1 et seq., publicly advertised for bids on August 16, 2013 for the above referenced resurfacing project; and

WHEREAS, the resurfacing project will include hot mix asphalt milling, 3" thick, a new hot mix asphalt surface course 3" thick, hot mix asphalt variable thickness, if and where directed for pavement repair, concrete vertical curb and other improvements, as set forth in the Township's Specifications and Supplementary Specifications; and

WHEREAS, on September 4, 2013, pursuant to public advertising, the Township's Bid Reception Committee received and opened a total of six (6) sealed competitive bids out of seven (7) prospective bidders; and

WHEREAS, the Township Engineer, acting within his authority and in conformity with N.J.S.A. 40A:11-1 et seq. has carefully examined all the bid documents for this resurfacing project and has determined that the lowest competitive bid submitted by **A.J.M. Contractors, Inc.** for the resurfacing of Melanie Lane as described above, is in total conformance with the Township's Specifications and Supplementary Specifications and does not include any exceptions, deviations or deficiencies, and is therefore deemed the lowest responsible and responsive bidder; and

WHEREAS, in a letter dated October 17, 2013 to the Township Committee, the Township Engineer recommended that the governing body award a contract for the resurfacing project described herein to **A.J.M. Contractors, Inc.** which bidder submitted the lowest competitive bid for this project in the amount of \$264,100.00; and

WHEREAS, sufficient funds have been appropriated and are available for the resurfacing project through Capital Improvement Ordinance No. 30-13, Line Item #410-5640-499, all in accordance with requirements of the Local Budget Law, N.J.S.A. 40A:4-1 et seq.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Hanover in the County of Morris and State of New Jersey as follows:

1. A contract is hereby awarded to:

A.J.M. Contractors, Inc.
300 Kuller Road
Clifton, New Jersey 07011-2861

for the resurfacing of Melanie Lane from its intersection with Algonquin Parkway to the East Hanover Township Municipal Border in the Whippany Section of the Township, all in accordance with the Specifications and Supplementary Specifications which were utilized by the Township in connection with the bidding process as set forth in the advertisement for bids, said contract being awarded on the basis that it shall not exceed \$264,100.00.

2. Upon commencement of the work, **A.J.M. Contractors, Inc.** shall be responsible in providing sufficient personnel, and to continue in completing the projects in an expeditious fashion, all in accordance with requirements of the Township's Specifications. In addition, **A.J.M. Contractors, Inc.** shall be required to submit a satisfactory work or progress schedule to the Township Engineer.

3. The Township's Chief Municipal Finance Officer has certified that sufficient funds have been appropriated and are available through Capital Improvement Ordinance No. 30-13, Line Item No. 410-5640-499 in the amount of \$264,100.00 for the resurfacing project set forth in this resolution.

4. The Mayor and Township Clerk are hereby authorized to execute a contract on behalf of the Township of Hanover with **A.J.M. Contractors, Inc.** in an amount not to exceed \$264,100.00.

5. A certified copy of this resolution shall be transmitted to the Township Engineer, the Chief Municipal Finance Officer and **A.J.M. Contractors, Inc.** for their reference and information.

RESOLUTION NO. 197-2013

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER REJECTING THE SIX (6) SEALED COMPETITIVE BIDS RECEIVED BY THE TOWNSHIP'S BID RECEPTION COMMITTEE ON SEPTEMBER 4, 2013

CONCERNING THE RESURFACING OF EDEN LANE FROM WHIPPANY ROAD TO ITS EASTERLY TERMINUS

WHEREAS, acting in conformity with N.J.S.A. 40A:11-1 et seq., the Township of Hanover publicly advertised for bids on August 16, 2013 for the resurfacing of Eden Lane from Whippany Road to its easterly terminus; and

WHEREAS, on September 4, 2013, pursuant to the advertisement for bids which appeared in the August 16, 2013 editions of the Daily Record and The Star-Ledger, the Township's Bid Reception Committee received and opened a total of six (6) sealed competitive bids out of seven (7) prospective bidders; and

WHEREAS, the Local Public Contracts Law at N.J.S.A. 40A:11-24 provides that a contracting unit shall award a contract or reject all bids within such time as may be specified in the invitation to bid but in no case more than sixty (60) days; and

WHEREAS, pursuant to the Statute referenced above, the Township Committee, the governing body of the Township of Hanover has decided to reject the six (6) competitive bids received on September 4, 2013.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Hanover in the County of Morris and State of New Jersey as follows:

1. In accordance with N.J.S.A. 40A:11-24, the governing body hereby rejects the competitive bids of the following contractors that were unsealed by the Township's Bid Reception Committee on September 4, 2013 concerning the resurfacing of Eden Lane from Whippany Road to its easterly terminus:

- A. A.J.M. Contractors, Inc.
- B. Top Line Construction Corporation
- C. Rockborn Trucking & Excavation, Inc.
- D. D.L.S. Contracting, Inc.

- E. J.A. Alexander, Inc.
- F. Della Pello Paving Company, Inc.

2. That certified copies of this resolution shall be transmitted to the Township Engineer and the six (6) contractors listed above for information purposes.

RESOLUTION NO. 198-2013

A RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO CANCEL VARIOUS ITEMS

BE IT RESOLVED, by the Township Committee of the Township of Hanover in the County of Morris and State of New Jersey that the amounts listed in the following items be and they are hereby cancelled:

OUTSTANDING CHECKS:

ISSUE DATE:	CHECK #	AMOUNT
<u>Current Account:</u>		
November 8, 2012	35551	\$ 65.07
January 25, 2013	36028	63.58
February 14, 2013	36200	370.82
March 14, 2013	36558	80.00

ORDINANCES:

Capital Account:

NUMBER	DESCRIPTION	AMOUNT
11-2005	Police Firing Range	\$ 25,825.37
14-2007	Acquisition Block 6301, Lot 17 – Felts	2,713.21
01-2008	Acquisition Block 3002, Lot 9 – Kret	3,000.00
20-2012	Traffic Signal Controller	1,170.00

BE IF FURTHER RESOLVED, that a certified copy of this Resolution be transmitted to the Township’s CMFO for his information and action.

Mr. Coppola moved, seconded by Mr. Schleifer

Members Ferramosca, Brueno and Mayor Francioli

RAFFLE APPLICATIONS

The following applications for raffle licenses were presented to the Committee for their consideration:

- RA/RL No. 2691- Foundation for Morristown Medical Center
- RA/RL No. 2692 – Dance Competition Parent’s Association, Inc.
- RA/RL No. 2693 – Morris Catholic High School
- RA/RL No. 2694 – Morris Catholic High School
- RA/RL No. 2695 – Morris Catholic High School
- RA/RL No. 2696 – Notre Dame of Mt. Carmel/Operation Appalachia

Mr. Coppola moved, seconded by Mr. Brueno
Members Ferramosca, Schleifer and Mayor Francioli



REPORTS

Mr. Ferramosca: I just wanted to bring up the Hanover Redevelopment effort by the Planning Board. Well underway, happy to report, the third leg has now been added to this redevelopment enter, joining Novartis, joining Shop Rite on Hanover Avenue, will be the previously mentioned major home improvement store Lowe’s. Lowe’s will be replacing a closed facility that has been closed for about 25 years now called Berlex. Lowe’s as a result of that Lowe’s coming into our town; there has been a major clean up, removing pollution from that site at zero cost to the taxpayer of Hanover Township. In addition to Lowe will be responsible and held to rebuilt, if you will, the intersection of Ridgedale and Hanover to facilitate the flow of traffic through that part of our community, If you travel that during peak times you know how difficult it is to get through, it is ___ intersection today it will be greatly improved. Lastly, the Planning Board was very sensitive to the needs of the community, in terms of prohibiting truck traffic from making left turns onto Ridgedale Avenue and the routing of the vehicles the tractor trailers that will visit the facility importantly are going to be using Interstate 287 they will be coming up from Exit 36B which will be going up Ridgedale Avenue, which is four lane into the facility and be reentering using that same interchange to go back their depot. So overall it is a good addition to that development area. That concludes my report.

Mayor: Thank you John.

Mr. Brueno: We will be having our Halloween festivities at Malapardis Park on Saturday beginning at 2:00 p.m. and we invite all the trick-or-treaters to come out and I guess we will make note that the past two years we’ve had very severe weather on Halloween

which prevented the kids from trick-or-treating on Halloween nights, so the weather for Saturday is good and we do want to encourage them to all come out and be ready to receive some candy and hopefully it won't be another ominous sign of a bad Halloween on the 31st.

Mr. Coppola: Obviously everyone is aware that Bayer had their ribbon cutting on the 16th, I think one of the real highlights was the band who came in at the end and played, and the band received a nice contribution from Bayer for their uniforms, they really looked good, they did a fantastic job, when I walked in I had goose bumps, that's how good they were. It was just so nice, they looked so good. Also, the Landmark Commission who was there, showing their ware's' in the afternoon at the event affair and received nice compliments that the Bayer folks really enjoyed what they had to show, different things going on in the Town, and willing to help out in any way possible. In matter of fact, even mentioned Monroe Hall, the work they did to help improve that. So thank you, I think they are a fantastic addition, the Bayer folks.

Mayor: They are a tremendous asset to us, a tremendous neighbor. As I said earlier, they haven't even stopped today; they did 500 food baskets for the Interfaith Food Kitchen, just a phenomenal effort on their part.

Mayor: I just want to bring to the public's attention, something here, first thing I want to do, let this Township Committee know that these videos that we do here, reach far and wide, and I just learned about this because a sister of mine, Barbara who is celebrating a birthday, I won't go into your birthday, lives in Naples, Florida and watches us and I tried to convince her to get a hobby but she insists on watching videos of our sessions, and if she continues to do that that is fine, but your brother is telling you to find a hobby and Happy Birthday, Love ya.

And on that note for the general public I would like to bring something to all of our attention, it is a serious matter and there are two great issues before this Township Committee at this time that we are wrestling with and we feel that we have our finger on the pulse of what our community wants and what it's concerns are and the two greatest issues that we have right now focus on a perception perceived or otherwise that the Township is growing too quickly and residential housing units in the Township. The second one perceived or otherwise, is traffic conditions, and that's not perceived I don't think it's otherwise, I think we have heavy traffic conditions in this town. And I have spoken about this before, but let me quickly speak on the traffic situations, and I hope that those who are watching this video appreciate what I am going to say here. While we have our Bayer folks in place already some 2400 employees and we have been monitoring the traffic that has been coming out of the driveway, and by the way there will be future improvements to that driveway, known as Bayer Boulevard, we see the per ponderous of traffic that is getting into Hanover Township here lately coming from

outside of Hanover Township and what do I mean by that, with Route 10 and Route 24, 287, etc. and the highway access here and no real onramps to that from other communities they are driving to our secondary roads of Hanover to get to these highways, who are they?

I will tell you I visited Novartis Corp last week, on an invitation Mayor Penulo, of East Hanover, and learned about Novartis but maybe learned too much about Novartis, in the fact of the matter is that they employ 6000 employees on that site, and that site comes out to Route 10. I know all of have been on this Route 10 from 3:30-400 on and if you are trying to get through this Jefferson Road intersection, I hope you brought your supper. We are getting all of that traffic going toward to 287, getting traffic from Florham Park and the Madison's that are coming up and through all the new corporate development down there coming up Whippany Road through Cedar Knolls Road cutting across Boulevard, every which way or form. We are the benefactor of that traffic. We get the effect of it, and we are also getting painted with the brush that we may be causing it, we are not, why do I make a statement like that, in its bright day our largest piece of property which is Lucent had 4000 employees for AT&T on that property, they got off that property, and in the time when they were there we addressed some of the issues locally with traffic signals but they did not load our streets they way we are getting loaded now. The Bayer folks we don't think are going to be a great impact as a matter of fact I can publicly say to this Township Committee that the Governor's Office has contacted me as recently as last week and I am going to be walking the Bayer site with Bayer folks and the Governor's Office to what will be potentially with cooperation with the DOT a Boulevard access down to the Algonquin Parkway. So I have great hopes that will be able to remedy that. I don't want to talk about traffic too much at this point, but I do want to tell you that we are addressing it and every development that comes into this town, its' not going to be, a tail wagging dog, meaning develop and worry about traffic later, every redevelopment that comes into town has to be responsible for road improvements and the traffic impacts that they cause with whatever size of their development is and they will have to be developed in a phasing matter or hoping the Planning Board will cooperate and create a phasing manner in which road improvements work hand and glove with the physical development of the piece of property, and that's what we are going for.

I'd like to address something else on the matter of the development units in this Town. Forgive me most who know me, know I don't like don't like to read, and I'm going to read, paraphrase from something I'd like the public to know:

"A great many years ago, last 70's the Township of Hanover was part of a Morris 27 Lawsuit brought by at that time NAACP, etc., under the Mt. Laurel decision that were done at that time for the creation of something most of us know the initials as COAH, and what did that mean at that time, it was the intention that of COAH that Townships

would be responsible for providing affordable, lower and moderate housing at all of their communities so that every individual in the state had an opportunity regardless of income to live in any community they wish they live, it's been ongoing since then. In order to comply with COAH, the Township of Hanover had an allocation of units not something that we came up with COAH went to the towns and based upon open spaced, based upon developable lands, other criteria came up a number that we would be responsible for developing. At that time, we had to build 30 years ago 250 affordable units, low and moderate. And the income levels were struck by COAH as to what classified you as a low and moderate income unit. Prices were set for the units prices were controlled for those units this amount was incorporated into our housing plan and we had to submit that to COAH. We then successfully created at that time 5 COAH housing development projects, how did we do that? Hanover managed it at that time with a formula that was the responsibility of the developer that meant for every 4 market unit that was built in a project they had to build one COAH unit. So 22% set aside, that is what paved the way for the amount of rental units and condominium units in a town like Hanover back in those days. Records show that over the years that these areas of development that we had of affordable units have little or no impact on our municipal services, both police, fire, etc., I may not be able to say entirely the same for our schools but as we know the growth of these housing brought with it a percentage of families that do have school aged children. I will tell you that we have been over the years monitoring the student population here in Hanover, and surprisingly up until now operative word, up till now, our student population has been declining in the elementary level. As a matter of fact, the five year plan that the school had just finished indicate and I have Tom Gallagher a member of the school board sitting back here listening to this as well, indicated to us a decline enrollment over 5 years. There has been a shift in that, why? Most recently the Township engaged in a project where we wouldn't have to be involved with the 22% set aside it was 100% affordable, when you do something like that we get credit for every unit that goes in and we got that credit and in conjunction we met our most current obligation of COAH not to complicate this, because it is complicated every round we go through with COAH we get a new assessment of how many units the Township is going to be responsible for putting in during these rounds. We have to satisfy that, why? There are remedies that the state has against us, not the least is which are fines, which is areas of contempt, we and other towns are all part of COAH and have to satisfy that. Today, we have request for even more housing and that housing most of it, is age restricted housing 55 years and older and these units would be recognized against our COAH obligation, but when you are dealing with age restricted housing we are not dealing with expanded school population as such, and the impacts on us are far less in the school systems. The concerns that we have in future development in our town, we have two other major pieces of development in this town, we have as I described as the Whippany Paper Board Property, 77 acres, and what I

describe as the South Campus I tell you that are the two last remaining large parcels of land that could sustain additional housing, the Planning Board is not encouraging that at all, the Township Committee is not encouraging that at all. But regardless of what gets built, I have to make this point, to all of us so we understand, whether it is a retail store, apartment or office building, warehouse any facility like that all comes with a COAH component. So one can't say that well Mayor just don't develop any more houses and you don't have to developed anymore COAH, that is not the case. Anything that gets built in this town our Town and other town will have a formula for a COAH component. There are some options for Hanover where COAH is concerned and we are exploring all of them, one of the options that we came up with is that a developer can instead of building these housing provide 2% of what they build to the Township and it goes into our housing fund, it's their money not yours or mine and then it became the Township's responsibility to build the housing. No No, we are not in the housing business, we don't want to build housing and we don't want to build housing, we are not so we don't want the 2% which is forcing our hand in that if we allow a particular use we are going to also accept the fact that the developer is going to build a percentage of housing that goes with it. We want you to be aware of this we want you to be aware of where we are and why we are where we are. I know John I think covered this completely do you have any more details of this, just looking over my notes here.

Mr. Coppola: What we saved in the formula that we used the integration of the formula

Mayor: In those early years, Hanover used a formula which I mentioned was 22% set aside, by allowing the market units to be built then the builder had to provide and build at their expense the affordable housing and then Hanover's obligation to that of affordable housing is met through the builder and at no cost to us. The cost of the loan in affordable housing was set by COAH and the appreciation of that housing is also set by COAH. Anyone that sells an affordable unit can't sell it above a certain percentage. So that worked very well in an integrated fashion the way we did it and you know we didn't have any issues.

Mr. Coppola: We have 70 units _____ (Inaudible)

Mayor: Under the current project that most of us are aware of, we built 100% affordable units and some 80 or so of those units, if we didn't do it that way, we would have had to build 720 or so market units in order to compensate for that. 720 high density units so there end was the tradeoff I think the Township Committee felt that was a reasonable trade off at the time against such a large amount of housing units in this town, but I know that Governor Christie and thank you Governor is fighting well in trying to limit the impact of COAH on we towns, he's got another five months since the courts have decided that he has five months to come up with a new round or new

regulations on this. I'm sure he is going to be as restrictive as possible, Governor I'm sure I'm speaking for you, and that's where we are Hanover, we have to deal with our portion of it and we are doing the very best that we possibly can. Thank you for listening to this long and involved explanation of COAH.

John Ferramosca: I think you did a good job with giving us this summary on COAH and I think that if individuals want additional information on COAH Mr. Giorgio will be posting on the Township website probably early next week the full opt version of this so you can get all of the particulars of COAH and how Hanover is smartly managing it to the best of our ability to make sure it's an addition to Hanover Township properties.

Mayor: Very shortly ladies and gentlemen we will be putting on this site that you are looking at now a more of an explanation more detail explanation, if there could be one, of the COAH requirement of Hanover Township and we are hoping you will equate yourself with them and have a better understanding of where we are and what we are up against.

Any other business, if not I'm going to open to the public once again.

Moved by Mr. Ferramosca, seconded by Mr. Schleifer

OPEN TO THE PUBLIC:

Mayor Francioli opened the meeting to the public.

Tom "Ace" Gallagher, 20 Woodfield Drive, Whippany. We have all been talking quite a bit because we are in the political season right now and fortunately it's not contested and we have been working together and looking at the issues in town and we all have been talking listening to the voters and seeing it and we represent the voters and hopefully shortly I'll be sitting with you guys representing the voters on that level. But I just really appreciate the decision you guys came up with, because you absolutely heard from the people that you represent because we all been hearing in town a lot of the concerns and I think it's very good leadership when you go out into the community hear the concerns of the everybody, have meetings like we've had in the last couple of months where it's like a "Town Hall Meeting" like they talk about all the time in Washington, and other places in the country. To make a decision based what the people want that we represent, I think it's fantastic and I also appreciate your explanation of COAH, because a lot of people are just starting to know what that is and they want to know more about it and make it available on the website is going to be great cause knowledge is power and I appreciate the fact that you are making that announcement tonight about the residential building.

Mayor: Thank you Tom, I appreciate that very much. Again these are two very critical issues; traffic and further residential development in our town like other towns are the ones confronting us all right now.

Jim Neidhardt, 3414 Appleton Way, Whippany. I appreciate the strategy related to limiting the residential development and not being terribly in favor of development of the Whippany Paper Mill Property, and the in terms of residential to the extent that we want to limit the impact on the school, by age restricted senior citizens I think it's a good idea but I just like to through a little balance into the conversation, I recently, a few months ago, I analyzed the voting patterns here in the County comparing our town to other counties not so much as a political stand point but from a demographic stand point, and I know not everybody is a registered voter but if you look at the registered voters town by town and I don't know if this 100% accurate but its directional correct, I believe Hanover has the highest average age of voters, I believe but I don't want to be quoted on this, but I think 1/3 of our entire population is technically senior citizens.

Mayor: You are quite accurate.

Mr. Neidhardt: Thank you. I think we just have to keep in mind that we don't want to encourage that number to grow, it might be a nice mix right now but I think we need to have balance in mind, you said that the Planning Board and the Town as a whole looks down the road not just this year and next year, but as you go forward having an age balance within the town combinations of family and singles you really need to look at the demographics and plan accordingly, I don't think you don't want us to be known as an old age community. I am approaching that area myself, but there is a certain vibrance to have balance and younger people there, so rather than just have a strategy that says that we want to encourage age restricted and alike I think we need to acknowledge the fact that there is going to be some residential development and that we can fight it so much and there is going to be some and when it does happen, plan for the balance and try to identify the type of units you will have there when you are looking at COAH, middle income and low income I used to know what those age things were, my girlfriend was looking at condos here and she actually qualified for that, I think you can target certain population groups that would be beneficial to the town the residents here who raised children in the area many of them do move away and I think to the extent they are rental units or low or moderate that we have to be in, in such a way that we give the children of the Township who are in their 20's a lot of them who are earning \$20,000, \$25,000 in that area for a very long time, until sometimes in their 30's would be the ideal type of candidates for those type of units. Just keep that in mind, the demographic shift from the percentage of people in this country that are married looking at the voter registrations nationally, the percentage of voters who are in some way, single, divorced, widowed, etc., I saw some number and it was frighteningly high, it was somewhere approaching 40% of all voters were non married. I think as a planning

group we need to acknowledge that not necessarily fight it and just keep that in mind as we are going forward and develop properties that can accommodate that demographic shift. Thank you.

Mayor: You are right on the money, in fact the matter is that Planning Board has been analyzing statistics on those that are renting and buying in our communities, many of them unmarried and many living together and many empty nesters or young people without children or having children later in age, it is part of the effect that it's had in the school population probably waiting and going down, we take it all into consideration, The other thing we take into consideration is when you get questions from corporations large corporation about wanting to move into town and what housing is available in your town, so what does a question like that mean? Well Hanover that all of us own housing, or lucky enough to own our houses right now, well there might be 35 or 40 homes for sale in Hanover right now, our inventory is at an all-time low that means that your housing pricings are going to be at an all-time high.

That's a good thing, but at the same time corporates that are moving into this town, one of the components that they want is what, good schools and if they have families they need the housing. So we need housing inventory as well. We commissioned a planning firm to take a look at the industry that we have coming in take a look at Bayer, take a look at Novartis took a piece of us know, take a look at Shop Rite who are bringing in 150 employees and so forth and so on and we said short of the employees that are now involved in that corporation what new labor force is coming in with that? New labor force. And from that labor force let's interpret what that could mean in housing, and we are hoping to have some statistics on that very shortly. So we don't want to put a chain on Route 10 and say that's it, can't say that, but we do want the housing that will accommodate the balance that you speak of in this Town. We need a balance between, commercial retables and our residential retables. You and I enjoy a wonderfully low tax rate in Hanover Township and one of the reasons we always enjoyed that it's always been 60/40 over the years that shifted to the other way, you know what it's going back that way again.

Mr. Coppola: I can say for example on my block alone, when I moved here almost 30 years ago, we had a younger generation, the older generation had moved to the affordable, age restricted housing now we have the block all full of kids again. So it's just a cycle it's just the folks that are looking to retire and they don't want to cut grass anymore so they go to these types of condo type units. So in that regard the balance is there.

Mr. Gallagher, I just want to concur with what George just said, a mutual friend of all of ours was talking to me a couple of days ago and he said that I have a five bedroom house and my children don't live here anymore, I would love to go to a senior

community in Hanover Township and you know my house is going fill back up with a young family that needs five bedrooms, so as far what Jim said is spot on but as far as the balance the balance will come because the seniors the empty nesters they don't want to cut the lawn anymore, not replace the roof and have a very big empty house, so when they move out a family will move in, so it's an automatic balance. And the good thing is that a lot of people want to stay in Hanover and come to Hanover.

Mayor: School board about 5 years ago did a rather detailed study of the housing and where student population was coming from and because we were doing a lot of new starts even single family housing, but what we learned, as George was just saying to, is that the student population was coming from all the resales of homes, people either empty nesters leaving those homes affordable homes, and families were moving in with one two and three children. That's truly where our population was coming from. Again, it just points out that we are doing our homework we are trying to stay ahead of the curve, doing our upmost and collection of knowledge that we have from the community itself, from our schools, from what we see in our planning department, etc. and we will put it to use.

No further business appearing, Member Ferramosca moved the meeting be adjourned. The motion was seconded by Member Schleifer and was unanimously passed.

TOWNSHIP COMMITTEE
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY

Joseph A. Giorgio
Township Clerk