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Regular Meeting of the Township Committee of the Township of Hanover, County of Morris and State of New Jersey was held on Thursday, February 26, 2015, at 8:30 o'clock in the evening, prevailing time, at the Municipal Building, 1000 Route 10, in said Township.

PRESENT: Mayor Francioli, Members Gallagher, Ferramosca, Brueno, Coppola

ABSENT: None

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

RECOGNITION:

PRESENTATION OF PLAQUE TO LORRAINE KONOPKA IN GRATEFUL RECOGNITION OF OVER NINE (9) YEARS OF DEDICATED SERVICE TO THE RESIDENTS OF HANOVER TOWNSHIP AS THE TOWNSHIP'S CERTIFIED ARBORIST/FORESTER.

OPEN TO THE PUBLIC:

Mayor: I know everyone is here tonight to hear discussion on us, continuing our discussion for Ordinances for zone change at Whippany Road on Park Avenue. That would take place momentarily and I will go over some procedures with you before we do that, but at this point by matter of opening our meeting we are opening to items not

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appearing on the agenda for anyone in the audience that would like to discuss with the Township Committee any items not appearing on the agenda.

Mayor Francioli opened the meeting to the public. Motion to open by Member Coppola and seconded by Member Gallagher.

The floor is open again if you would like to make comments to us about matters not appearing on this agenda do so from the podium, giving us your name and address for the record.

Judy Iradi: I have a quick question and it concerns the Brick Yard Field and the turf field, this is just a general question and if anybody would know the answer. If you have a turf field would we be allowed for the concerts to bring chairs and stuff like that onto a turf field?

Mr. Brueno: Yes

Ms. Iradi: So it will be okay to have chairs, tables and everything.

Mr. Brueno: The only potential concern would be the heat, the turf does hold the heat a little more than the grass does, so we are considering that and what we might do to abate any sort of heat issue.

Ms. Iradi: But chairs wouldn't poke holes in it,

Mr. Brueno: It wouldn't damage it.

Ms. Iradi: Thank you.

Mayor: Are you reviewing that Bob with that field verses Malapardis? Turf?

Mr. Brueno: Well yeah, because the fact that the Brickyard has the lights so we can maximize usage, because there is already lights there.

Mayor: That would be the advantage, turf there?

Mr. Brueno: Right.

Mayor: Otherwise that's a new field,

Mr. Brueno: Yes, not because the grass is in bad shape,

Mayor: That's an ideal surface, Robert how are you doing?

Mr. Steiger, Korda Place, Cedar Knolls: Mayor, Members, I have been here before on this one, and it's starting to get under my skin. The boarded up house in

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Cedar Knolls is an eyesore. It doesn't belong there, it makes the whole neighborhood look trashy, I went to paint the boards last year, and someone said not to go on the property, but it looks horrible, so please, two years ago you said you were trying to find the owner. It would be better off if it fell down, to tell you the truth.

Mayor: Bob, we are trying to get some information. We have many houses in this town, as you know, and I know the one you are complaining about, we have one on Locust, and we have one that we just took over on Route 10 and that was an involved matter of trying to acquire that through the heir of that house on Route 10 which we are going to take down by the way. But the one in particular that you are talking about, I have to get more information, Gerry, are you familiar with that? Bob, the specific address.

Mr. Steiger: I have no idea, it's next to Long's Travel. You can't miss it.

Mr. Ferramosca: It's on Ridgedale Avenue.

Mr. Steiger: The town could go in it and at least paint the boards so that they look like they belong to the house, bare plywood is ugly, it really is.

Mayor: We have been able to do a limited amount of things on private property, even though the house "seems to be abandoned" it's a whole legal, I don't have to tell you, it's a whole legal matter of us going on there. And we have gone there with our Public Works Department to certain homes where we think safety is a consideration and an issue. On that basis, we can go on the property. Otherwise, we can't go on the property. We have to go through the Courts to get permission to do anything, but what we can do is Gerry, you know the specific address on that,

Mr. Maceira: Yes I do,

Mayor: Bob, I will have the Engineering Department take a look at it, and make a recommendation to us.

Mr. Steiger: Okay

Mayor: You heard it tonight,

Mr. Steiger: I heard it before, let's see what happens.

Mayor: Anyone else like to be heard at this time?

Bob O'Hare: I come here tonight as the Assistant Chief of Emergency Medical Services for the Cedar Knolls Fire Department. I am here to just alert you to a situation we have and ask for your help. You may have seen in some of the flyers that we have around town that we are in a critical stage of staffing, for personnel for Emergency Services. We need more volunteers, just to give you a quick perspective of what is

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happening here. In the past 10 years, as you know, the Town has grown substantially, and in that same time span, our call volume has gone up tremendously, with a record year last year the Cedar Knolls Fire Department as a total responded to over 1900 calls last year, and of that some 1300, 1400 was for medical services. We do not have enough personnel to keep up the pace, so we are working against ourselves. I am appealing, and I didn't realize there was going to have this many people here tonight, but it's a town wide problem. Collectively, we need more volunteers to staff these emergency services and I understand, and fully aware of the problems of volunteering, the challenges, but we can address that, but I think it's something you need to be aware of, to provide these services that we need more volunteers, Hanover Township has a long history of good volunteerism, I recognize that,

Mayor: It does

Mr. O'Hare: And, Emergency Services are a big commitment, we understand that, and we are doing everything we can, but something you should know for us to continue to provide this service at the level we are, we are coming to a point here, which might impact taxpayers because we might be forced to supply this service is we have to bring on paid part time per diems to keep it at the level we are doing. We run 24-7 365 days a year, and unfortunately due to the way society has changed, the way the town has changed, volunteers are harder to come by. We do think there are people in the town that have the skill and maybe the time that they can help us. We have an open house scheduled for March 3rd and another for April 21st for anyone who wants to hear what is involved in that. But it's a problem that we are going to face critically in the very near future, and it will impact taxpayers if we don't get the volunteers.

Mr. Coppola: The type of volunteers, I don't think it's only EMS, EMT, rather, right, like drivers, and other things.

Mr. O'Hare: Times have changed, we will certainly take a driver, but based on the State, we are a licensed agency. Currently, that requires us to be able to put the ambulance on the road. We need two certified EMT's over the age of 18 to roll the ambulance if a third person is a driver frequently, most of our EMT's are drivers so we have the ability to put EMT driver and one EMT with the patient on the road, so we will accept drivers and help us, putting two EMT's with the patient in the back, many hands make light work.

Mayor: Who would they contact Bob if we had interested volunteers here? CK Fire Company?

Mr. O'Hare: Yes they would, and contact me.

Mayor: Yourself, Chief Davidson?

Mr. O'Hare: Correct, either one of us,

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Mayor: We are saying it on video right now, that we need assistance in this area, and that we are calling for volunteers in District 3 in this particular area, there are qualifications, but if you want to know more about it, we will try and get out a telephone number, and or go onto your website.

Mr. O'Hare: The open house is on the Township Website. The thing I'm going to ask you gentlemen is, you are liaisons to many committees, many organizations, many boards throughout the Town, as you make your rounds to these organizations to let this message get out there, we are trying to get this message out there as much as possible cause the sad story is most people in Hanover Township do not know how Emergency Services work. They dial 911 and they expect a fire engine or an ambulance at their house,

Mayor: They do,

Mr. O'Hare: And, we and Whippany provide that service, and most people don't know what's behind the scenes involved, and the dedication these people provide that service. We have some very dedicated people that are going to burn out or age out, if we don't get more help soon.

Mayor: It's a mixed bag and I say this for one reason, you and I know the amount of training, the amount of experience that these young volunteers and us volunteers have to get before going onto the Department and becoming either a firefighter or EMT. A lot of it is State requirements of these young people and while in the long run it is necessary in their training it also is an impediment because a lot of young people don't want to make the commitment to this, but I would say to our community if you can provide us time it's the most beneficial way to contribute to Hanover Township being part of a department, they will provide free training, they will provide all the support that you need when coming on the department, so if you are interested, I highly recommend the website for Cedar Knolls is www.cedarfd.com; if you would go onto that site and check it out before, get more information whether or not it suits you and we certainly would appreciate all help from volunteers on this thing, so thank you Bob, we appreciate it.

Mr. O'Hare: Thank you.

Mayor: If we can get something on our website,

Mr. Giorgio: It's already on there.

Jim Neidhardt, 3414 Appleton Way, Whippany: A couple of weeks ago, I saw a notice that I think was generated by the Recreation Department announcing the concerts and they listed three dates, the 13th, 20th and 27th. Tonight on the consent agenda I saw a fourth date of July 6th. I also remember July 6th being a rain date for the fireworks, and I was just wondering if you aware of that that both of those could potentially be on the same night, and I believe you use the same stage for both events.

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Mr. Brueno: Yes, we are aware of and that would be our third rain date it's a good point, Jim, but we would move it either to Tuesday or Wednesday, we wouldn't have a conflict, we wouldn't try to do both on the same night. It's a good point, we did consider it, and we will not have a conflict. But we are happy to announce, since you mentioned it that we will be having four concerts this year, including the B Street Band, the Bruce Springsteen Band, the Hotel California the Eagles.

Mayor: Bruce is really going to be here, (Laughter)

Mr. Brueno: WELL, we are hoping, if not it will be somebody just like Bruce, (laughter) and, we are going to have The Big Band, and some more details to come, and a Frank Sinatra impersonator, we are not going to dig him up. Yes, a good line up for the concert, thank you for keeping us in mind Jim.

Mayor: Anyone else like to be heard at this time. Seeing None, Hearing None, Motion to close made by Member Ferramosca and seconded by Mr. Brueno and unanimously passed.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of Regular Meeting Minutes of February 12 , 2015 had been presented to the members of the Committee prior to this meeting by the Township Clerk.

Member Coppola moved that the Minutes of the Regular Meeting Minutes of February 12, 2015 be accepted and approved as presented by the Township Clerk.

The motion was seconded by Member Ferramosca and was passed by all.

COMMUNICATIONS:

Results of the Fire District Budgets, for District 2, the Board of Fire Commissioners for Whippany, the amount to be raised by taxation will be \$1, 015,163.00 and there was also an election for Fire Commissioner, we have two new Fire Commissioners that will be sworn in; Randy T. Polo, and Derrick M. Schearer and there were 322 votes casts for Mr. Polo and 43 absentee and for Mr. Schearer there was 160 votes cast.

For Cedar Knolls the amount to be raised by taxation \$1,080,761.00 there was two uncontested seats for Fire Commissioners Dugan and Callis and they have not provided us at this time with the vote totals.

DEPARTMENTAL REPORTS:

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The following reports were presented and ordered filed as received:

Resource Specialist	J. Johnston	
Summary Report	S. Esposito	2/2015
Property Maintenance	E. DeSimoni	Two Reports
Police Department	S. Gallagher	Month of 1/2015
Construction Dept.	S. Donlon	Months of 1/2015 and 2/2015

ORDINANCES FOR PUBLIC HEARING AND CONSIDERATION OF ADOPTION:

ORDINANCE NO. 3-15

AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION BY CHANGING THE ZONING CLASSIFICATION OF BLOCK 4701, LOT 29 AS DESIGNATED ON THE TOWNSHIP'S TAX MAP FROM THE R-15 ZONE DISTRICT TO A NEW R- 15A ZONE DISTRICT AND BY ADOPTING DEVELOPMENT STANDARDS FOR THE NEW DISTRICT

For the Record that the Ordinance and the Notice of Introduction along with the Proposed Map concerning this new proposed R15A zone district appeared in full in the Issue of the Daily Record on February 5, 2015 in accordance with the Municipal Land Use Law the Ordinance the Notice of Introduction and Map were filed with the Morris County Department of Planning and Public Works and we have notification that that Ordinance was received. Municipal Land Use Law also requires that because this is a zone change that all property owners within 200 feet be served in writing both certified mail and regular mail and that was done on or about February 11, 2015. We also note for the record, again in accordance with the State Municipal Land Use Law that Ordinance was referred to the Hanover Township Planning Board for recommendation and the following letter has been filed in my office and it reads as follows:

It is dated, February 10. It says:

"Mr. Giorgio: At is February 10, 2015 meeting the Planning Board reviewed and discussed Ordinance 3-15 which had been referred by the Township Committee as required by the Municipal Land Use Law at N.J.S.A. 40:55D-26A which reads in pertinent part 'Prior to the adoption of a development regulation, revision or amendment thereto, the Planning Board shall make and transmit to the governing body within 35 days after referring a report, including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and other matters that the Board deems appropriate.' Ordinance 3-15 would amend and supplement

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Chapter 166 of the Code of the Township by changing the zone classification of Block 29 and Lot 4701 as set for on the Tax Map of the Township from its current R15 classification to a new R15A zone and would adopt regulations for the new R15A zone district. The Planning Board has determined that Ordinance 3-15 is partially consistent and partially inconsistent with the Master Plan. The Land Use Element of the Master Plan recommends the existing R15 zone classification and policies for this property; generally this would permit the development of single family detached homes on 15,000 square foot lots. Master Plan also recommends that other uses be permitted including but not limited to community residence and shelters, houses of worship, schools, parks and other public uses with appropriate regulations. Master Plan does not contain recommended requirements for such uses. However, Ordinance 3-2015 is consistent with the Master Plan in that the proposed R15A zone would permit the same uses as permitted in the R15 zone and under the same standards including single family, detached dwellings, and institutional uses. Ordinance 3-15 is not consistent with the Master Plan, however, in that it would also permit the development of age restricted town houses at a higher density and with different standards than recommended for single family development in the zone.” Then they present a chart; following is a comparison of several key standards for single family dwellings and institutional uses, and that is retained from the existing R15 zone in Ordinance 3-15 and the proposed standards for town houses in the R15A zone, and then they show a comparative chart and this letter by the way is available for public inspection, so in the interest of time, I’m not going to go through that comparison, but I will give you a review of what the Planning Board says.

It says in reviewing Ordinance 3-15 the Board offers the following comments:

1) The subject property is located at the intersection of two highly travelled roadways, as such the creations of individual driveway openings on this street would be more disruptive of traffic flow than the coordinated access possible in town house development;

2) The subject property is triangular in shape due to the shape a single family subdivision with an internal street system would result in individual lots facing inward with the rear of the dwellings and rear yards facing Park Avenue and Whippany Road which would provide a less attractive street scape on these roads than possible with town house development with dwellings facing the street.

3) Although the Ordinance will allow a higher density for town house development, in recognition of the need for critical mass for such development type, this is balanced by the imposition of an age restricted occupancy requirement which should result in less traffic, parking and overall site activity, than a non-restricted development in the same density as well as a reduced demand for municipal services.

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4) The proposed standard for townhouse development are comparable to, and, in some cases more restricted than the existing standards for institutional issues permitted in this location.

5) The town house development option in the Ordinance would provide an alternative housing type which has been proved to be in high demand in the Township and in the region as a whole for households that do not want the costs and burdens of owning a single family detached dwelling on its own lot.

Thank you for the opportunity to comment on Ordinance 3-15, signed Robert Nardone, Chairman on behalf of the Township Planning Board.”

We will also read into the record a portion of the Municipal Land Use Law which is relevant at this time with regard to this Ordinance. It is Section 40:55D-63 and it is titled “Notice and Protest.” States as follows “Notice and Protest, Notice of the hearing on an amendment to the zoning ordinance proposing a change to the classification or boundaries of a zoning district exclusive of classification or boundary changes recommended in the periodic general reexamination of the Master Plan by the Planning Board pursuant to Section 76 of Public Law 1975 Chapter 295 shall be given to prior to adoption in accordance with the provisions of Section 2 of Public Law 1995 Chapter 249. A protest against any proposed amendment or revision of a zone ordinance may be filed with the Municipal Clerk signed by the owners of 20% or more of the area either one of the lots or land including in such proposed changed or two of the lots or lands extending 200 feet in all directions therefrom inclusive of street space whether within or without the municipality, such amendment or revision shall not become effective following the filing of such protest except by the favorable vote of 2/3 of all the members of the governing body of the municipality.”

With regard to that the reason why I read that into the record is that on February 18, 2015 I received the following from Mr. Len Farriello who resides at 336 Whippany Road, in Whippany. The letter states as follows:

“Dear Mr. Giorgio and the Township Committee, more than ¾ of the residents of the neighborhoods in two Townships surrounding the Emanuel Presbyterian Church including over 30% of the land mass surrounding the R15A spot zone do not want multifamily housing at the entrance to Hanover Township on the corner of Whippany Road and Park Avenue. Attached herewith is a protest petition with all the lot owners original signatures. Under N.J.S.A. 40:55D-63, these petitions represent more than 20% of the land mass surrounding the proposed R15A zone, inclusive of the Township Park Land and Whippany Road and Park Avenue, it triggers the requirement of a supermajority vote of the governing body for the adoption of Ordinance 3-15. Given the reaction of the residents of both Hanover and Morris Townships I would respectfully urge you to defeat Ordinance 3-15 on February 26. Most residents say that the corner is to highly visible for such a building use. Most would prefer single family homes rather than multifamily buildings. Many said they would not

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be adverse to a church or temple. Some thought it was an ideal location for a school or child care center and many suggested that the Township acquire the church for a community center and the property for park purposes using Morris County and Hanover Open Space Funds to buy it. I am submitting 25% signed petitions to the Township Clerk, including an area map calculating the land area of those who signed the protest petition. I will be away during the hearing thank you for your consideration. Very Truly Yours, Leonard Farriello.”

As the Business Administrator/Township Clerk, in conjunction with the Township’s Professional Planner who could not be here this evening, we reviewed all of the petitions in accordance with the Municipal Land Use Regulations and I hereby report to the Township Committee that those petitions are validated and they do meet the requirement that if the Township Committee wishes to override the petitions you will need 2/3 vote or a super majority. Those petitions are available for public inspection in my office any day of the week.

Mr. Semrau: Mr. Giorgio, I also reviewed the petitions from a legal perspective and we also had multiple complaints regarding the solicitation of the petition and I have reviewed that as well just within the purview of the petition and I find that from a legal perspective you want to always try to lend judgment to the benefit of those who are signing the petition. So, from a legal perspective, I found the petition to be in order and I also note that no one has since come forward to have their name withdrawn from the petition if that is correct.

Mr. Giorgio: That is correct as of now.

Applause ~

Mayor: Thank you for your applause.

Let me introduce myself, I’m Ron Francioli I think. I’m the Mayor of Hanover Township and I have been sitting in this seat for 18 years, 36 of them in elected office. I’m Francioli the Mayor of Hanover Township, unless this Township Committee tells me otherwise I will sit here. Mr. Ferriello is not the Mayor of Hanover Township, I did not solicit the names on this petition, Mr. Farriello did. He did so under the guides of being the Mayor of this Township,

Crowd: No he didn’t he said he was the Ex-Mayor.

Mayor: If he did so under the guides of being Mayor of this Township he is incorrect. Having said that, gentlemen let me explain procedure going forward at this time. We will open up the meeting as required there is two parts to this, one was introduced earlier when we introduced by title the Ordinance, the second portion gives you the public an opportunity to comment on the Ordinance for we the Township Committee to hear your comments for or against and to be able to give you explanations to answer your questions regarding this zone. So at this time I am going to ask the Administrator to call for a motion to open.

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Mr. Giorgio: May we have a motion to open

Motion to convene a public hearing was made by Member Ferramosca and seconded by Member Brueno and unanimously passed.

Public Hearing is now in order on Ordinance 3-2015:

Is there anyone present wishing to be heard at this time?

William Eames, 6 Cove Lane Road, Whippany: I will break the ice. I've been doing that around the area recently it seems. One question that was raised there was the possibility of the Township acquiring the property. Is that an open possibility?

Mayor: I investigated that possibility in a phone call to Peter Mancuso, of Morris Township, in a discussion that we had since this property is on both borders for a park like setting or to acquire it for open space, and while we explored it, we found that the economics of this property and size of this property made it a prohibitive thing. We did not think it qualified under the county's open space program, or if they would be interested in it, and secondly, the value of this property is quite high and both between an acquisition and improvements on the property, such as removing the church, etc., and setting it into a park like setting could be in excess of anywhere between \$6 – 7 million dollars in the overall.

Mr. Eames: Is there any way to say what percentage of a say, an annual budget that it would represent?

Mayor: A percentage of

Mr. Eames: An annual budget for the Township is?

Mr. Ferramosca: About a quarter of the annual budget of the Town which is about \$24 million dollars which it represents.

Mr. Eames: So clearly substantial. The Planning Board letter indicated that they thought that the density of townhouses, the population I guess, density would be did I hear them say less than single family homes, is that what I heard the letter say?

Mr. Giorgio: Although the Ordinance will be a higher density for town house development, in recognition of the need for critical mass for such development type, this is balanced by the imposition of an age restricted occupancy requirement which should result in less traffic, parking and overall site activity, than a non-restricted development in the same density as well as a reduced demand for municipal services.

Mr. Eames: And the age requirement set was 55?

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Mayor: 55 and older.

Mr. Eames: So does that include any restriction on children?

Mayor: It in fact does, it allows or provides for visitation from grandchildren or children of such, but it does not allow for those children to reside on the property.

Mr. Eames: Okay, so school impact would be nonexistent.

Mayor: It would be a deed restriction so that would stay with the property as long as the property are units.

Mr. Eames: I'm sensitive to the questions that relate to the Land Use. My father was a Planning Board attorney for 30 years so I've been a little versed in various sensitivities I guess, but is or was there any indication that can be commented upon to the alternative use of the property by the other interested party or is that do we not know or can we not say.

Mr. Semrau: The only thing the governing body can really look at is what is appropriate zoning going forward. They really don't look at those alternatives; they look at what is best aesthetically what is consistent with the Township going forward.

Mr. Eames: And, in the plan that they drew the access way, I was not able to review the plan, but are the access points to Park Avenue and Whippany Road or are the internal roads adjacent?

Mayor: The access, although that would be a site plan design to be shown, it's still a concept, would have access from both Park Avenue and Whippany Road onto the site

Mr. Eames: But not multiple accesses?

Mayor: Maybe it could

Mr. Eames: I'm in a very odd position. Typically, I am against high density development. I am familiar with that particular parcel and some of the adjacent parcels. I'm a heavy user of Monroe Hall, so I'm familiar with the area there, but I must say that I'm leaning more toward the proposed zoning change than not.

Mayor: Thank you Bill.

Mr. Brueno: For those in the back there are 5 or 6 seats up front, if you are comfortable standing by all means stand, but I just want you to know there are some seats up front.

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Robert Steiger, Korda Place, Cedar Knolls: I read in the paper that Mr. Forgione is listed as the developer.

Mayor: He is one of the interested parties in purchasing.

Mr. Steiger: I looked it up in Webster's, it said that Developer really does something, it builds something, the last few projects that he has gotten approvals for, has he actually built them? Is he actually the construction man at the meat packing plant?

Mayor: I think he is concert with another construction firm, but I cannot obviously answer that for him Bob, I don't know.

Mr. Steiger: I don't believe that he is.

Mayor: That may be the case, the approvals went through his corporation.

Mr. Steiger: It's like The Grande across the street, he got approval for 150, he didn't build any of those. He seems to procure his approvals and then hands them off to other developers, and yet he sits at the Planning Board and explains what is going to be done and yet another developer who the Planning Board has never seen or ever talked to winds up doing the project. I just think it is difficult for the residents to understand exactly where Joe stands in all of this. If you want to know the truth, and rather since Mr. Eames is going to say that he is in favor of it, I'm totally opposed to it, believe me, totally opposed to it, a multi-family housing. Thank you,

Mayor: Let me comment at this time, the floor is still open by the way, but in fairness to the public at large here, for the last several weeks the Township Committee has been locked in discussions with itself with regards to this particular proposal. We want as a unit the best for the area. We want the best for the residents of the area. We want the best for you in your property value going forward. We had many different proposals before us that we have looked at. Proposals that we offered up, before us to look at, not the least of which was for the open space use of this for park land. As I said and go into a shared service agreement with our sister community, and the economics do play a role in it, particularly when our open space fund is somewhere under \$1,000,000.00 now. We looked at this for senior housing, and 6 acres of land for senior housing, when the Planning Board reviewed it they took into consideration that the density that would be involved here for senior housing and secondly when looking at it we would have to work in cooperation of a builder who is willing to undertake a senior housing at affordable pricing. I will tell you that the Township Committee sense of subsidized housing which takes money either from Federal or State or County is not one that we generally favor, it comes with a lot of attachments to it, so when we consider doing senior housing on this land, the first thing that we considered was a physical ability to put the housing on there. We have better sites in Hanover Township for senior housing. We have sites that have been sanctioned by court settlements with upwards of 140 units and, we are still embroiled in some court issues of trying to get

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those done. Having said that, I come back to the fact that we did look at this area very closely for senior housing, it is not suitable for senior housing. We looked at it in its present zones as an R15 there are no immediate interest of particular builders, buyers to come forward and build R15 single family homes. The property we do know is up for sale by the church right now and there are two active participants privately looking at this. One institutional use, religious institution use, the other being for an age restricted housing proposal, the one we are talking about right now.

The Township Committee deliberated hard and long up until hours ago I might add, and I think the results of those deliberations that we would like to go forward and explore a zone for this particular area that we have employees with some degree of some success elsewhere and that is the R10A zone. That would provide for single family homes, that would provide for single family homes on a smaller than R10 lot smaller than an R15 lot I might add, and would provide for possibly up to 23 to 25 single family homes on this property on a condominium type land. This has been a discussion of the Township Committee and it's my sense of them having polled each one of the Township Committeemen that it is something that they would like to move forward on. So, if that helps on moving this meeting along and, we now want to focus our discussion on that proposal. The floor is still open and if you would like to comment on that we are more than happy to hear it, giving us once again your name and address for the record.

Mary Conner, 5 Jacque Terrace, Whippany: I just have one question, as I remember when The Grande was being constructed we were all told it was a 55 and older community, then all of a sudden I started seeing little tricycles and bikes and all, and I was told it had been changed. The zoning had been changed and now they are accepting children. Am I right or wrong regarding this Mayor Francioli?

Mayor: This particular piece of property or The Grande?

Mrs. Conner: The Grande. Wasn't it first put into minutes that it would be a 55 and older community, when it was being constructed.

Mr. Maceira: No

Mrs. Conner: No it was not, I'm concerned

Mayor: I cannot, Mary I can't comment, if I don't have the facts on something

Mr. Semrau: Mayor, the Engineer said his recollection was at first it was going to be a rental site and then it changed to for sale but at no time was it presented as a 55 or older.

Mr. Maceira: That is my recollection.

Mrs. Conner: Is there any way that this can come in as a 55 and older and if the units do not sell, then be changed to multiunit that are no age restriction?

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Mayor: You are speaking of The Grande?

Mrs. Conner: No, this is the new property.

Mayor: With the Ordinance that we are discussing now, if it is Deed restricted it would remain that way in perpetuity even if it sold out to individuals it remains that way period. And, each individual that resells again, that stays with the deed so it remains that way 55 age restricted.

Mrs. Conner: Okay, and, I am going to say my feeling on this, I am totally against it, I think we are going to change the look of our town totally. We have enough multi living units within our Township, we are not a Parsippany, we are not huge we are a smaller town, and everywhere you turn you see bigger buildings multiunit and I just feel that we should keep our town a little bit as it was as the little town that everyone wanted to live in and stay here, I've lived here by whole life, both my daughters have purchased homes within the Township because they feel that they want to stay here. So, I'm just hoping that you all consider this that we try and keep it as the Town that everyone has loved so much. Thank you.

Mayor: Thank you Mary, it is an important point and we understand it, and we understand the character of our Hanover Township and all of that I can't tell you has been ignored it has been taken, even though it appears that we, we have taken that all into consideration in the direction of the Town that we want to see it go in, we are also taking into consideration some of the changes that are happening in our Town on the corporate strata with Bayer, MetLife coming in etc. And, we know our housing stock is very low, I'll put it that way, in inventory of housing stock, but again that is not a factor that would say to us that we have to high density units, that is not a factor for consideration, what is a factor for consideration on this particular property is the uniqueness of the 6 acres and the fact that we, or we fell with age restricted housing we would have less impact to our school systems, residential housing there is no doubt about it even consideration of the ones that we are talking about now, can bring upwards to 20 -25 school children into the system. We have had some issues on the Township Committee in the past and we certainly could not ignore that either.

Jennifer Boyd, 54 Regina Place: I am one of the residents, I live a block away from this intersection. I find it a little appalling or offensive that no one came to talk to me, even though I'm not within the 200 feet I guess, technically, but I'm on the first private street. People of Whippany Road and Park Avenue they don't have parking on their streets, depending what moves in there guess what, in front of my house, my house will be affected either every day or the weekend. And, when me and my husband chose to move in this town ten years ago, chose to raise our family here, we bought purposely bought on a nice quiet little street. We did not want a street that is going to become all of a sudden a parking lot, which unfortunately, I have a fear that it may become. I just implore you that there are people in that neighborhood were not talked to or part of the petition and I do feel strongly that the townhouses could be a

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benefit it could be beneficial. My understanding is that there is nothing there, no potential buyers are looking to build single family houses, unfortunately, that would be if they had a potential buyer that would be great, unfortunately that's not, and you know I'm going to have a practicality everyday it's going to affect my life, or at least every weekend, and that is something that I'm not looking forward to at all, and I just wanted to voice my opinion since apparently I could not be talked to during the petitions.

Mayor: Thank you.

Matt Sleeper, 39 Perry Street: That is my neighbor around the corner, let me tell you 15 years ago we bought in here and it was, the traffic wasn't bad. Let me tell you how hard it is to get onto Whippany Road in the mornings from Mt. Vernon or Park Avenue from Perry Street, or Regina, it's getting worse and worse. Now you put in more units on that corner there is going to be more traffic in the morning no matter how you look at it. We have about 10 kids on Perry Street; it is frequently used as a cut through by commuters all the time, all summer long, all year long. They are out on the street they come barreling down the road and there is no safety provisions what so ever, no policing of it. We have been seeing this for about 15 years and what you are posing is going to make that worse, and I am also not in favor of more multi-unit dwellings in town. Thank you.

Mayor: Thank you.

Judy Iradi, Locust Ave, Cedar Knolls: Since it seems like the residents surrounding that site are in the audience tonight, why don't you explain to us what this alternate zone might be, the R15A which is single family houses but they are clustered more together than an R15 or an R10. Why don't you tell us the pros or cons of that zoning change verses a town house zoning change.

Mayor: The zone change that we are discussing is one that we have experience with most recently, I must admit I'm not to amore with the outcome of that, but we are still working on some issues but that zone change the best way to explain it to the community, is if you are familiar with the Windermere properties in town off of Jefferson Road, those are cluster zoned in what is known as similar R10A zoning, it would be the same size lots as proposed on the treatment plant, excuse me the meat packing plant, the old slaughter house. The same zoning that is going on the slaughter house and the same type of zoning is the zoning that is being discussed for this particular corner.

Ms. Iradi: So now that you have the residents here, you will probably hear it from them, so if this townhouse ordinance is defeated, then you would consider this type of housing for that site and you would probably have a builder that would be willing to buy the site and do that type of housing?

Mayor: R10A housing?

Ms. Iradi: Yes.

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Mayor: Yes.

Ms. Iradi: So, is there negotiation room for the homes not to be as intense as they are on Nye Avenue, on North Jefferson Road near Nye Avenue, cause they are kind of pretty close together. What do you think the maximum amount of single family cluster homes on that site would be?

Mayor: I would put that number of homes it can support under that zoning,

Ms. Iradi: Yes

Mayor: I would guesstimate anywhere 25 and 23 units something in that area.

Ms. Iradi: So that would be the high end 25 single family houses or 23 single family houses on that site, probably an internal road way so that you don't have 25 road ways going out on the street.

Mayor: If it is considered, it has yet to be designed.

Ms. Iradi: And, the tradeoff of the townhouses verses the single family homes, is townhouses, well single family homes would not be age restricted so they would generate children but then on the pro side of that you do preserve the character of the Township, single family homes, but on the flip side the townhouses are age restricted and it wouldn't bring in children but you would see something when you come into town that is not very, in my opinion, desirable to see and would not give a good opinion, in my opinion, of the Township, as being a single family residential area, so if this is defeated the next proposal that might come up is a zone that would allow, am I correct, the single family homes maybe up to 23 or less to be built.

Mayor: The proposal would allow, this proposal, and this is underscore proposal, would allow for single family homes on condominium property, in other words, the homes themselves would be individually owned by, as market homes, by the individuals that bought them, the property under them would be controlled by a condominium ownership on a condominium plan. That's the way it would be managed, because of the density over there.

Ms. Iradi: Kind of like a gated community, and there will be room for you to say to set them back from Whippany Road and set them back from Park Avenue so that would have a nice esthetic view, they wouldn't be right on top of the road?

Mayor: I'm trying to work on the visual concept, but you are way ahead of me,

Ms. Iradi: I think there would be enough room to fit

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Mayor: Yes, I think the process would be that if the Township Committee decided that this in fact was something acceptable then it would have to go to planning for the standards and the zoning, the landscaping, the setbacks, etc., the setbacks will be consistent with what is now the R10A zone.

Ms. Iradi: Is that R10A zone that's under construction right now; are those property sizes similar, smaller or larger than what you have at Windermere which is across the street?

Mayor: My recommendation is, if we go forward, is that both standards be reviewed and you know, take from the experiences that we had in this zone and limit the number of bedrooms, limit the number of bathrooms and some other standards so that we can control the size of the house.

Ms. Iradi: Well so maybe some of the residents can chime in here, because it would be a waste of time to go forward with another Ordinance and have the same 20% sign a petition against that Ordinance also.

Mayor: If this particular plan was not acceptable, you are recommending what?

Ms. Iradi: The single family homes of course, I'm totally against the multifamily townhouses, age restricted or not, it's just not a good appearance for the town.

Applause

Ms. Iradi: So does that mean the residents would rather see single family homes even if there were more on that property in clustered?

Audience: No

Ms. Iradi: No, thank you.

Mr. Semrau: What you are saying is from a planning perspective one of the things the governing body is considering is a different ordinance that would have as the Mayor said 23 to 25 single family homes with generally no more than 4 bedrooms, versus the ordinance which is presently in front of you this evening which is the 33 senior town homes as they mentioned. That is the two so to speak policies or plans that are before the governing body from a stand point from a planning perspective, so I think that seems in be in summary what and pretty much, and what the Mayor said earlier that the governing body is at this point more favorable in considering a new ordinance from a planning perspective that would be online with the R10A which is single family detached single family homes, that would be approximately 4 bedrooms in size and that would range from 23 - 25 single family homes on this property. The governing body after all of its discussion and input from residents believes that to be more consistent with the spirit of planning and the input they received from the members of the public.

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George Opar, 34 Warren Street: I know you and I both have gray hair, but there is something that I would like some clarification on, one of the things that you mentioned earlier, I believe, was that access, driveway access, to either Park Avenue, or Whippany Road would be difficult given a proposed single family dwellings that we are talking about tonight, how many more driveways would 23-25 houses put on Park Avenue and Whippany Road? You also mentioned that putting single family houses on that triangular plot of land would necessarily put the butt of the house on Park Avenue and Whippany Road. It seems to me that if you go to 10A you are going to look at a lot more butts. (laughter) One other thing that the gentlemen from Perry mentioned was cut thru. I live off Whippany Road on Warren Street; our house is the last house on Warren Street near the dead end it's where Warren and Mt. Vernon meet, most cars that come up Mt. Vernon to make that left hand turn onto Warren Street nearly George Russ's' curb. Someone is going to be killed there some day it's happened to me it's happened to my wife and it's happened to my son, nobody slows for that turn, what are we going to do about that? So it seems to me that we are dealing with a bad situation an R15 A and an even worse one with R10A. Regardless of how you restrict the size and bigger rooms and bathrooms in the houses it's cluster housing, the only thing is that they are not attached. Um, I presume the town has a budget for improving their schools, how many children will come out of the single family dwelling

Mayor: Under present zones?

Mr. Opar: With the 17 houses? And how many more would come out of the 10A? Some families, excuse the expression, but there are some families that behave like rabbits

Mayor: I'm sorry

Mr. Opar: And use bunk beds

Mayor: I can give you an answer based upon formula,

Mr. Opar: FINE

Mayor: Give you an answer based upon experience we had in other high density zones of what the yield is if that's

Mr. Opar: Fine that would help,

Mayor: Yeah, well I would say on average that any one of the home units that has four bedrooms at least is going to generate 1.2 children, I don't know where the .2 comes from, but 1.2 children statistically. If we are saying some 15 16 homes in the present zone if a developer wanted to buy that property and develop a single family home the way it is, we just do the math and presume that you are going to get somewhere in the neighborhood 20 plus children. The R10A I can only say that that formula might equate to 25-30 children into the school system.

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Mr. Opar: Can Salem Drive handle that?

Mayor: Am I pleased with that, I can only tell you that we have had pressure on us over the years to keep our school system stable the way it is, we have an influx of children from last year and our parents are not terribly pleased with any increase in class sizes. So, we do know that children come in and children do graduate so we been on the downward trend in student population so we are taking that into consideration as well.

Mr. Opar: Can Salem Drive handle the population?

Mayor: I think Tom, Tom is on our School Liaison.

Mr. Gallagher: Right now the K-8 with their projections is 21 less than last year,

Mr. Opar: Not after these are built.

Mr. Gallagher: Excuse me?

Mr. Opar: Not after these are built...

Mr. Gallagher: Well what is interesting too is the breakdown where several years ago there were more children in Mountview than Salem Drive and if they didn't have a sibling in the school they would bus the child to Salem Drive and there were 4 or 5 of them, when the grades changed typically if there are 22 and above they will break it down to an additional section and I got the breakdown last week at a Board of Ed meeting, most of the classrooms right now in Salem Drive are 17-19 students. Board Policy is 2nd grade and up can have up to 24, I'm the biggest guy that talks about classroom size and the fact that it is a board policy but as a Committee we talk all the time about what that is and where we currently are. It is interesting because you hear that the current trend is going down and then two years later it is going up. We are pretty consistent, we can absolutely take 30-40 kids to be honest with you depending on what school they are going to like Memorial Junior School has a lot more room, than Salem Drive. Salem has a lot more room than Mountview Road does and Bee Meadow believe it or not has the most room. Last I saw they had the capability to take 88 more kids right in Bee Meadow School, so your concerned about the schools, is are concern, it's my concern cause I was on the Board of Ed for 5 years I'm still the liaison to the K-8 and I have a daughter in Salem Drive. It is something that we took into consideration. If it was many, many more houses or when you refer to units if it was many, many units it wouldn't have come this far because it would have to big of an impact on the school and we have studies and we do have people in the schools including me that has all of those numbers, I share it with the Committee, and I'm comfortable with if what moves forward what we are proposing it will look very nice, it will have young families. That is what attracted me to this town, nice single family houses, good school systems and they will make this their home like I made it my home. But to answer your question, Salem

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Drive can absolutely especially this year and going into next year take on more children and the classroom sizes are on average 17-19.

Mr. Opar: One last question, when is it expected if these single family homes are built, when will they be finished?

Mayor: When will a project of this nature get underway?

Mr. Opar: Finished? Underway and finished.

Mayor: I can only speak on the Township's standpoint and it's a whole approval system, of coming before the Planning Board and getting their plans approved and then finally getting permits to start their construction, I can possibly say it's a year away. Something in that area.

Mr. Opar: Okay, Thank you very much gentlemen.

Mayor: Once again, that makes the assumption this is approved, I want to make this very clear these are all points of discussion.

Joe Sanchelli, 65 Mt. Pleasant Avenue, Whippany: I really don't have a dog in this fight but after listening to the Planning Board's recommendations, I just have a couple of questions, I haven't seen a rendition of what I believe 33 units for age restriction is that correct?

Mayor: The proposal before the Ordinance before calls for some for 33 units.

Mr. Sanchelli: I would think to opposed to the 25 houses I would guarantee you would see nothing but backyards coming up Park Avenue, I would think the 33 age restricted homes would probably be set back probably like an L shape, I haven't seen any rendition of what it would look like, and some good landscaping down Whippany Road and down Park Avenue, it might not be that unattractive, so I kind of in favor this zone change for the age restricted homes, which I might end up in. (Laughter) I have been here 64 years so (applauses).

Mayor: Point was just made, 55 and older I mean we talk about wanting to do more in senior housing and by the way, Township Committee's budget this year appropriated some \$10,000.00 toward a study that we are going to undertake in zoning to locate what we feel are properties that are suitable for senior housing which we have taken into consideration transportation, proximity to shopping, etc., walking distances, etc., etc., we will be undertaking that, but my point here is that 55 and older doesn't preclude that we, my, senior citizens from buying in these homes and living there ourselves, these are market homes and some of us who want to sell our homes and get into an environment where there is less responsibilities of the property and taking care of things might be interested in that kind of housing, but that again is not the discussion

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before the Township Committee as of now, as of now, the focus is now on the possibility of the R10A zoning, so I'm just explaining that. I'm sorry sir, I took time.

Dan Winkler, 40 Perry Street, Whippany: First I want to applaud the Board as far as a ratable as far as Shop Rite, Bayer, I feel a little restricted like a townhome or condo (laughter and applause), I just want to say that growing up in this town, 43 and 12 more years I'll be 55. I just need to be educated on the Woodmont Property and I'm going to get to my whole sheal, 55 year and older, the other day I rode by and it says luxury apartments, is that open to the public now because from my understanding it was 55 years and older and now supposedly it's open to everybody. Is that the case?

Mayor: If your question

Mr. Brueno: He's specifically asking about Woodmont development on Cedar Knolls Road.

Mayor: It's not an age restricted, those are rentals.

Mr. Steiger: It was 55 and then they changed it to everybody.

Mr. Winkler: This is where I have an issue, I called a good friend of mine, again I'm like a firemen dressing it's like the 9th hour, I don't know too much that is going on, but I had one question, I called Steve Furda, Board of Education, I asked a simple question, I want the construction go on Horsehill Road, the Saddle Brook, so I asked a simple question, I said, "did this project have any impact on our school systems," he looked at me with a blank look, this is what he wrote me, this is facts. If you would like a copy I actually went to Staples tonight and made copies, in 2013-2014 budget school budget an additional \$500,000-\$600,000 is what they needed. In 2014-2015 again this is what they needed \$600,000.00 in the 2015-2016 proposed budget again another \$600,000.00 I don't know if you know they had to hire additional teachers, additional counselors, they add additional classes, this is for right now, I intend to stay or live at 40 Perry, God willing, for as long as possible, my kids went through Salem Drive I worry about the kids in the next upcoming families coming through the ranks. I am 100% completely against any condo townhome luxury apartment I don't care what you call it, it's ridiculous. And again, it's only my opinion, but I do want to applaud you as far as the Shop Rite, Bayer, MetLife a ratable, a true ratable for our town, to me this is a waste of time. As far as being a church, we've all been married in churches, my feelings is to stay just the way it is and I'm not gonna get all Jimmy Swagger on you, but actually I was standing over this exact spot something just hit me in the head, on the back of the dollar bill it says "In God We Trust," do we really? Do we really,

Mayor: Are you going somewhere sir? Work with me here.

Mr. Winkler: I'm just 100%, I would like to keep the church the way it is, that's in my opinion.

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Mayor: You like the church where and what it is?

Mr. Winkler: As is, don't be afraid of a big bad mosque, or this talk about a big fear of another church coming in, I believe to stay the way it is, I do not wish to see anymore townhomes, condos or apartments and that's my feelings. I just want to ask a simple question, out of you, who voted to increase our townhome, luxury apartments, or this project that we are specifically talking about, I wasn't at the last meeting.

Mayor: Who voted to increase our...

Mr. Winkler: No, who voted for this restricted home?

Mayor: For this particular Ordinance, the three of us did sir, majority here.

Mr. Winkler: And which of those

Mr. Semrau: Are you talking about the single family home or the senior?

Mr. Winkler: The senior, actually

Mr. Semrau: The senior was an ordinance that was introduced to have this hearing, so even if you vote to introduce it it doesn't mean you have to vote on final adoption, so for introduction there were three members who voted for the ordinance to be heard tonight on the final hearing but those three members could vote against the ordinance this evening.

Mr. Winkler: This is my last thing, this is the only thing I have a major problem on, this 55 year and older Whippany Road and Park Avenue, eventually turn into open to the public, that's where I have an issue, if that happens.

Mayor: Thank you.

Mr. Gallagher: Jim, before you start, I just want to address something that Danny said, when it comes to the school budget increasing, it is usually salary and wages and all your staff, and Jim you were on the Board of Ed for a very long time, between salary and wages and then today a lot of the kids too with IEP's and a lot of special services that they get that we didn't get when we were little, so when the school budget, the budget doesn't necessarily reflect the enrollment, it has to do with the services and the increase in the salary, wages and of course health insurance, I just wanted to touch on that.

Mayor: Can you all just quiet down, and just pay attention to the speaker.

Jim Neidhardt, 3414 Appleton Way, Whippany: Like a lot of the residents here I moved into town for many of the same reasons, I've moved in 32 years ago, and raised a family here and it's been a great town, and I think the challenges that the Planning Board and the Committee have are daunting, because very often you have choices that

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which aren't ideal and you have to choose the lesser of the two or three evils. Of those 32 years I lived in a ranch house off of Bee Meadow Parkway for 25 years in an R15 zone, single family unattached, I know exactly what that is like, I know the beauty of that. It is fantastic. And, for the last 7 years, I lived in a condo development here in town, so unlike a lot of people I have both and I can compare both. Which one is better, I think it depends on your situation, I do know that somewhere close to a 1/3 of this town is senior citizens and there is a tremendous need for senior citizen housing, going forward there is a lack of demand for single family unattached and developers just aren't making proposals for that because they can't make any money on it, because the demand isn't there. So that presents a challenge for a community like ours that would like to keep it the town primarily single family unattached houses. So, I emphasize with the challenges that you gentlemen have to deal with.

If I could wave a magic wand, I would like that property to stay what it's been for the last ten years, it's great. It's like having a park, except we don't have to maintain it, somebody else maintains it.

Mayor: We all have had the luxury of property that stand open like the Whippany Paper Board property, etc. I fear the day that somebody is going to come forward and want to buy the darn thing.

Mr. Neidhardt: They take care of the grass, they plow the lots so we can park there when we go to Monroe Hall, it's great, but I don't have a magic wand and I can't do that, it's just not an option. The other thing that would be really nice, if developers came in and wanted to put up a traditional not attached single family houses that conform to R15, that doesn't look like it is an option on the table. Coming into this meeting tonight I only saw two options, which you have to vote on. You have to make a choice, yes you can't consider the other option but it's going to go one way or the other. You have come up with a third option which is nice. Trying to look at it objectively I live on the other side of town, so I'm not right on top of it like a lot of folks here, but I'm trying to look at it objectively as if I lived there and my understand it right now, is in town we have, correct me if I'm wrong 11 or 12 house of worship, very few houses of worship are thriving, even the best are struggling financially. The number of people that attend services houses of worship are dramatically decreasing and each year it gets lower and lower, there are a couple that are thriving very well but they still have their financial challenges, there are a number of churches and other house of worship that are struggling to stay. This is one of the first to go, there could be more. The type of house of worship that would buy a piece of property and invest in it and build it in this day and age has to operate like a business, they don't operate, if they are going to be successful they don't operate in some terms of some of the houses of worship that we are traditionally used to. To spend \$4,000,000.00 plus to invest in a property you have to pay for that somehow, you either have a massive congregation or you have to have activities there 7 days a week, day and night that generate funds. Some of the people that like the Ukrainian Church have experienced just a tidbit of that because they built a cultural center and a church, it is very nice and beautiful. I have been there, my girlfriend is Ukrainian, we have been at some of those events that go to all hours of the

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night, it's a lot of fun, but it's hell for the neighbors that live around it. So looking at the alternative type of operation that could be there, a church or a worship center, a temple, a mosque or whatever that could survive, really has to operate like a business more along the direction of the Ukrainian church is going and that is going to generate a lot of traffic both day and night, Thursday, Friday Saturday night are key time to make a lot of money. I don't know if that is going to happen, but I think that is something that the residents that live there, I know townhouses, condos oh my god, you just mention it and it's the worst thing in the world, I understand, when I lived in the R15 I didn't want them there either, so I fully appreciate that. But you have to be careful what you wish for when you only have a couple of limited alternatives and if the traffic is really bad to get in and out of that facility right now could you imagine when you have hundreds of people attending events at a time. It's not going to be like St. John's, they are going to have hundreds of people there at a time and you are going to have hundreds coming out during very short periods of time. So I'm not saying for or against it, I'm just saying you have to keep that in mind and you have to have a little bit of understanding of what the Township Committee is going through when they have to make a decision like this. Um, again the 3-15 that was originally on the table for consideration tonight, limited to 33 units, I live in Eden Lane, I live in a building that has 6 units and I looked at my building and the building next to me on the one side and the other building, and almost 2/3 of those units, and this is not age restricted, are occupied by one person. And, the others were 2 so I think even in a nonage restricted townhouse environment, the average head count per unit is 1.3 or less in a senior citizen age restricted it can't be more than 1.3 per unit, so even if the proposal 3-15 was approved you are talking about 33 units times 1.3 heads per household at the high end, that's 43 people in a 6 acre lot, if you took a traditional 6 acres in the R15, keep that 43 number in your head, if you took a traditional 6 acre rectangular area in an R15 you fit approximately 3 units on an acre, so this is 100x150 approximately 15,000 square feet, the average head count in zip code 07981 the Whippany Zip Code, I went to three different demographic sites today, the average head count in the zip code is 2.6, and when you look at the 1000 or so units that are condo townhouses that means that the typical R15 is upwards of 3 heads per household. So if you took the 18 units that you normally fit on an R15 lot that's 54 people, so if you were to approve and I'm not recommending it I'm just saying if you did approve the ordinance that is one thing for consideration tonight, you would get approximately 43 people verses a traditional R15 set up which would be 54 people. So when we talk about density, we immediately think units. But, when you think of the services that the town has to provide or the amount of traffic that's going to come out of driveways you really have to look at head count, and you actually get a decrease in density of head count, in a condo set up.

Now with that all being said, and being on the other side of town, I still don't think that particular corner is a great place for high density housing, so again

_____ : Where you going here. (Laughter)

Mr. Neidhardt: I'm just saying, there is a lot of things that have to be considered and you know as residents you might have a strong opinion on something clouded by

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your own opinion, but you just have to look at what the real alternatives are. You have a temple with a lot of traffic that has to make a lot of money to stay in business, lots of traffic, you have senior citizen housing with a small amount, or the A10 which is going to be more people and more children, so it's not an easy consideration. I just wanted to bring up some of the considerations for people to think about.

Mayor: Thank you, you covered it well.

Jim Pfarrer, 2 Mt. Vernon Way, Whippany Section of Hanover Township:

Mayor: Thank you

Mr. Pfarrer: I'm a doctor too; My household, my wife and I are against the what are we calling them townhomes, we are not against housing and we are not against the church, maybe not against that church there now being an annex for the Township if there is being crowded, that could be a possible use for it, plus a playground for the youngsters in the area. I question the necessity in respect to the 10A to say that they have to be like 23 houses, it could be something less than that I'm assuming. Otherwise the 23 houses, we are maximizing the ratables on that piece of property.

Mayor: um hum

Mr. Pfarrer: And, in addition to how let's say we go back to the alternative on the R15 where it was going to be maybe 14 or 16 house, people were concerned with the cut outs which is better known as drivers on Whippany Road, as I explained to the developer's representative the other day, there is a way of doing that where there are no cut outs on Park Avenue and Whippany Road, if someone is interested in learning about something like that, the word is in the country side, call me 973-887-7925. I will be more than happy to talk to you about it. It solved the problem for someone that had the same type of situation, this was on a main road, where am I gonna park cars, etc., so therefore again we are against the townhouse or condo, we are not against housing, but I might be against it if you are really packing them in there, what are they really going to look like, if it goes down to 20 or 19 that might be more pleasing as I know it and people that have visited us since I lived on the corner there, they love driving down the road and seeing the church with a green lawn, and many have made remarks in that regard, and most people say well only things municipalities are interested in packed housing in where ever you can pack it. But that's all I want to say. Oh, and the impact of the school system we have to assume the worst case, however where it usually turns out to be from my understanding is that a portion of the children, kids, young teen agers will go to the Township schools, there will be another portion, whatever size that is, will maybe go the catholic schools and the other portion to the private schools. So you can have 1/3 1/3 1/3 who knows. You don't know, I know it's fair to say, this is going to be maximized, we are going to have 30 kids in Salem Drive, well I know from, from what I can see, depending on the price of the house you won't have 30 kids going to Morristown Beard, Seton Hall, St. Elizabeth's and I don't want to miss any of the schools down the list, or they are going to go Morris Catholic up in Denville and places

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like that, and there is nothing wrong with that, they are getting an education. So again, we are against the town home.

Mayor: Thank you.

Barbara Eames, Cove Lane, Whippany: I'm kind of in the neighborhood, but not real close, just a question, is there a deadline of some sort that the Committee feels the need to meet. Is it tonight? Could it be put off? Do you have to make a decision tonight, what is the time line here?

Mayor: I think the Township Committee is just going to move it along at it's normal pace, we don't have a specific time line on this, we are only examining it on the basis of inquiries that have come from the developers who drove this forward, in other words that's why we are here now. If not for that property would have remained R15 in perpetuity until someone else came up with some other thinking that made us focus on it and bring it to the Planning Board for consideration so there, I can't give you a defined time line, I think they are just going to move it along as responsibly expeditiously as we possibly could. Does it warrant more time, for discussion then we will provide that.

Ms. Eames: So this is an opportunity for the public to talk about potential

Mayor: This is preciously what this meeting is all about, this is that portion of a ordinance meeting where the public is invited to comment.

Ms. Eames: Okay, so there, I came here thinking that was, you were going to make a decision tonight, and we had to have that discussion here. So it has been my understanding that there were two plans coming in here, one, there were two possible buyers, one was a temple and one Mr. Forgione who wanted to do a development. Now, I think there is a consensus here among many people that we want less rather than more density, but I understood that that was not agreeable, to the developer, and that's why you are considering the condo's because that is something that you, obviously you make more money off that if you are a developer you want to get as much money out of a piece of property as you can, so that is what drove that more than your desire for that property, so now we are talking about something lesser, so I'm asking is this new R10 zoning would allow for more homes 23-25 and how many children come out of there, is that something that the Committee has a sense would be acceptable to the developer, or is just something that you are more comfortable with and you are hoping that he will accept, what if he says no?

Mayor: If he says no, the zone will remains as is R15, or the determination for the zone is by a second interested party, be it the institution religious institution or not, we cannot by the way, it should be known, that churches are allowed in any zone, and so there are no prohibited uses where churches are concerned in these zones, so having said that, the only two interested parties that brought to our attention are a residential developer and b) a religious institution, it's not ours to say who makes the final purchase of the property.

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Ms. Eames: Right, if but in the process going forward saying next week somebody comes forward and says I want to build R15 1/3 acre lots there then are you at a point where you can, I mean, the church has to sell, they have to accept the offer, and to my understanding the offer is contingent on the rezoning which was discussed tonight, so the person who is going to build it has to agree or he is going to say, Forgione in this case, I'm not going to build it because I am not gonna make enough money off of R15, so do you have a sense he would accept R10 is that why it's being proposed or do you not know that? So can he still reject that?

Mayor: We have been approached with the higher density as you know and the only way I can answer your question is to say that by virtue that we are considering the R10 we are not terribly interested in the higher density, is the

Ms. Eames: You mean the town homes,

Mayor: Is the developer agreeable to that as well, I think the Township would have to move forward to act on this and then he will either accept it or not accept it, and if he does not then the zone stays at what we finally adopt it as an R10A and that's what it would be,

Mr. Semrau: I think it's a fair way to say, what the governing body tried to do is make the property suitable for a use that is consistent with the Township's goals and objectives, but what I think the governing body is trying to do is not listen necessarily to any particular inquiry to the property but to say what works in the contexts of good development and what are the people saying to the respected elected officials and try and come up with a zone that would be attractive.

Ms. Eames: So if we came to a sense as a community that we didn't want a higher density that we would prefer the lower density and we said we wanted R15 we left it at R15, Forgione could walk away from it, he might.

Mayor: Or any proposed, these contracts to my experience are ultimately tied to approvals, be they Planning Board, or zoning approvals by the Township Committee, so it's usually contingent upon them having an approval or yes they walk away.

Ms. Eames: So if they walk away at this moment there is only one other person who is interested in the property.

Mayor: Simply put.

Ms. Eames: So if you leave it R15 that is eligible for this other use because a church can go in any zone, so then the person who wants to sell the property possibly sooner rather than later, could be pushed to doing that, while we are saying we want whatever R10 R15 whatever the community thinks is desirable, if there were no potential bidders I guess it could sit there indefinitely until maybe somebody that we

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wanted R15 came along to build, but we don't know that that person is out there. If I'm understanding all of this correctly we don't know if that person is out there and we do know that there is another bidder, so if Forgione does not like or whoever does not like the R10 that you are presumably you're suggesting

Mayor: We would presume, but Barbara the same is true if we adopt the R10A, we are true in the sense that any institution religious institution or otherwise institution of that kind can go into a R10A as well, they are allowed in any zone. What you are addressing is the fact that what you have before your Township Committee, what's on the table, the only thing that we can possibly say is on the table is that we know bonofidely that there are two contenders who wish to buy this property.

Ms. Eames: So you don't have control over what the owner of the property would choose to do, if this other person walks away.

Mayor: I do not.

Ms. Eames: If there wasn't someone else there you can say I don't care if it sits empty for three years, I mean, that would be fine, as long as the lawn mowed, I presume people wouldn't care, but there is someone out there waiting and I guess you, I don't know the ability the town has had to solicit other potential buyers that would do whatever zoning we wanted at R15 if the was the new stents. You don't have that ability or are you not aware of...

Mr. Semrau: We really can't because it's privately owned property, you can only try to plan accordingly for what would be the best, some of the best alternatives for a particular property under the circumstances that would make it attractive, striking a balance of what works and the planning concept.

Ms. Eames: So I guess just to finish, what I'm hearing you say, you are trying to, you came here thinking, I came here thinking that you would discussing an R15A cluster homes, and condos and for whatever reason maybe because you didn't have a consensus for that or you didn't think the community wouldn't agree, you're coming forward with another plan, and

Mayor: And the community may not agree on this

Ms. Eames: But we don't control this either, because there is somebody else out there who would like to purchase that property and there is a seller who would like to sell it, so we don't really really know.

Mayor: It sounds logical to us on the Committee that at the end of the day this property has been up for sale and that they do have interested buyers, so one way or the other it will be disclosed of through a sale.

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Mr. Semrau: Just so everybody is aware of your question, whatever is before the governing body what they could do tonight is adopt the R15 Ordinance or defeat it, and that is with respect to what's been termed the senior type of housing, but if that is defeated or not

Ms. Eames: You mean R15A, which would be the senior

Mr. Semrau: Right, but that action governing body could take tonight, defeat that or adopt that, I think there has been indication that there is an alternative, the alternative would have to go back essentially to begin all over again with an ordinance introduction, a notice would be sent to all the residents that are affected by

Ms. Eames: Which is the R10 you are speaking of

Mr. Semrau: The R10A yes, so it's not legally possibly this evening to take that action, you can start that action this evening but you can't finish it.

Ms. Eames: Okay, thank you.

Reverend Howard Curray, 120 Park Avenue: I happen to be one of a small committee that has been cast with selling the property at 325 Whippany Road. When we decided to close the church and dispose of the property and I will quickly repeat what I said at the last meeting for those who weren't here, we decided, we would like somehow to help or contribute to the life of the Town rather than simply make a sale and walk away. We recognize that we could probably sell the property quickly to a religious outfit, and they pay us money, we get the check, we would deposit it, we walk away, they have their new church, but my experience as a clergyman has been in these days, had we done something like that, what you are talking about, is having a church facility where people from 45 minutes an hour away will come and use your property but they will in effect have nothing to do with your town. And, to me sounded, it just didn't feel right, I have been in this town for 11 years when I first came, we had 7 houses of Christian worship. No other religion was in the town at that point, but we had 7 houses of Christian worship, and all of the clergy would meet together, we would have these meetings to discuss all sorts of things, and it's my opinion that of all these Christian Churches, and if somebody wants to be a Christian and live in Hanover Township there are a number of churches to choose from, I'm not sure how much, how poorly the church would be if one of those 7 houses would close. Before I get sidetracked, I'm in favor, I'm still in favor of selling to the developer for the developer to buy the property and I'm in favor of some form of housing going on the property, I won't recite the argument for or against, I've heard them all, I think I know clearly the arguments for and against, but I'm in favor of some form of housing.

I would say this thought to the Committee, I am very thankful for the way we do stuff in Hanover Township, I'm thankful for the men here listening and thankful for their residents giving their input, I would simply give two pieces of advice, two pieces of advice, recognize that people have their own postil interests and there is this hidden

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factor that people have, a fear, I'm a religious guy I know all about fear and what drives people, people can be driven by the unknown they can be afraid. Be careful about that, and we don't want, I would suggest fear not a good thing to make a decision on. The second thing is on this issue of whether to have one form of housing verses another, I think Mr. Forgione is a business man he wants to make money, I think that's good, we live in American it's a cabalistic society, capitalism is good and healthy, I also think the man has good intentions, I think the Committee has good intentions on what they want for the Township, so when you think in terms of what road to go right or left, you might be incapable of doing this, but I would lay aside the issue of money. And say, what would best suit our Town. Would 55 and over be better for us, would it look better, would it fit better, or would this other, work through that avoid being fearful and work through which kind of housing would be helpful if you're willing to go that route, and recognize that at least Priest would be praying for you guys (laughter) it's not an easy thing to do, Mr. Forgione has his interests at heart and he wants to do what's good for the community, the board, the Counsel, the residents what to do what's good for the Town, but it's not easy to make these types of decision. Avoid being fearful and do what you think is good, and if you happen to be one of those people that don't get your way, well we don't always get what we want. So really, I will be praying and I'm sure others will be praying and really ultimately we all ought to try and be positive and hope that things will go well for our Township, whatever road you fellas end up filling you must go down. Thank you. (Applause)

Mayor: Thank you very much. You can get a copy of that at www. (laughter)

Mr. Brueno: Thank you for the prayers, we need them.

Peter Jurewicz, 165 Park Avenue, Whippany: I came to you this evening to present to you a petition, and I would like to express my thoughts on this zone change. We have over 33 signatures on my petition, I can assure you I didn't miss represent to anyone as to who I am. I didn't try to manipulate information by talking about other users in the zone, when we all know there are only two. I just asked simply honest questions, whether people were interested and supporting 55 plus age restricted housing at the site. My thought is that there is a need of 55 plus housing in Hanover Township, the 55 plus housing on Horsehill Road, is beautiful and no negatives associated with it. It is a good ratable for our town and does not create additional burden on our school system. Would I like to see other users there, of course thinking like a park, with a merry-go-round and free ice cream on Sundays, wouldn't that be wonderful, but I know we don't have the money to spend on this. Please Township Committee think about the neighbors who live on Park Avenue, when you make your decision and how it impacts us who live in the vicinity. Please support the zone change to allow for 55 plus housing. I have more than 33 signatures of friends of life from Hanover Township, I would like to present to you. (distributes)

Mr. Ferramosca: Thank you Peter.

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Janice Cattalano, 304 Whippany Road, Whippany: I live diagonally across from the property we are talking about, so whatever happens I'll be staring at this every day. I hope you can bear with me while I just check my notes, I wasn't really prepared to say anything and hopefully this makes sense. Did you say there is a specific house of worship interested in that property and do we know anything about it?

Mr. Semrau: That is something from the Township's perspective. We cannot speculate or discuss because it has to do with a house of worship and things of that nature, if at some point the Pastor wants to speak to that, he can, but I don't want to make it sound like we don't want to, but from a legal perspective it would be considered that we are taking the position of a certain faith. We cannot discuss what it may be, just that it would be permitted.

Ms. Cattalano: Okay, thank you. Do you know what the lot next to that property is zoned for?

Mayor: Also residential,

Ms. Cattalano: The one that is currently commercial rented to some of the landscaping companies

Mayor: Currently, and they are grandfathered in there, but should that be vacated, that is a residential lot. Single families home

Mr. Ferramosca: It is approved for 5 single family homes, it went through Board of Adjustment review, most recently and that's what they approved for,

Ms. Cattalano: Would that be affected if this particular development turned into this more congested housing type, where that developer, I'd like to make more money on my properties as well and I'd like to cram some more houses in also?

Mr. Ferramosca: It's already gone through Board of Adjustment, variance case.

Ms. Cattalano: So that can not be changed.

Mr. Semrau: But if I may also add, I was asked that very question, by members of the Township Committee, how would that impact that developer, and after consulting with the Township Engineer, we believe that, if for example, if either one of these zone change came forward it would not give that property owner any additional rights or to say how about me as well, I think that is what your concern is. The lot size for starters is insufficient, so it wouldn't quality. So we think from that standpoint that would not be a concern, I understand your question.

Ms. Cattalano: I also understand that the farm stand property is also for sale? Is that correct?

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Mayor: I can't comment, I don't know that to be so.

Ms. Cattalano: I don't know if anyone else has heard that, I heard that the property is for sale, and my concern is also this is also going to spread, that there is going to be these

Mayor: It has not come to us in any official way, there has been no applications before us, so it's difficult for me to say what Mary's intentions are.

Ms. Cattalano: I guess, my concern is a personal one, I think the view of that type of development really would look very unattractive, I think it would, I fear that it would directly affect property values. I think that setting or that structure is fine for Windermere or Horsehill because it is not highly visible. This is what you see when you pull into our town and I moved here about 20 years and I'm sad to see the character of the town seems to be changing a little bit and I'm concerned that I will be reminded of that every day across the street from me. The developer did visit my husband, I wasn't home, he told my husband, they were going to be asking for \$700,000.00 a piece for those age restricted units, and I was like on what planet. What people over 55 years old are going to spend \$700,000.00 plus for a townhouse on a very highly

Mayor: Did you ever hear the expression "Build it and they will come?" (laughter)

Ms. Catalano: I'm just not sure, people, it's just my opinion.

Mayor: I can only say that properties in Hanover, God Bless it, some properties, new built in Hanover, \$700,000.00 \$800,000.00 \$1 million plus

Ms. Catalano: But are they people on fixed income, are they people, young professionals,

Mayor: They are within our town, many are professionals.

Ms. Catalano: Bear with me and I will wrap this up, I guess in summary I'm just opposed to development, I'm hoping there is some way that we can avoid development I live on Whippany Road and my daughter we use that lot across the street at the church for her to learn to ride her bike. Because we don't have anywhere to ride a bike, I hope there is some way to prevent it from being developed. I don't know if there is any creative options but I am opposed to development. Thank you. (Applause)

Mayor: I really appreciate it if you would not add to the public demonstration thank you.

Robert Steiger, Cedar Knolls: Six years ago when I was President of the Senior Citizens Club I did a survey of over 400 senior and what they are looking for if they were to sell their home. That was presented to the Committee what you did with it I don't know, but most of them did not want to spend over \$300,000.00 they all wanted one

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floor a living room, kitchen, two bedrooms a bath and a laundry area, that was presented to the Committee. If they put in the \$600,000.00 please don't call it senior housing don't even hint of senior housing, cause no senior in this town is going to sell their house for \$400,000.00 and go into in hock for another \$300,000.00 to buy one of these units. The only people that will benefit from it are the people that are trying to get the hell out of Essex County. That's who is going to move here, so please the single family is good but you say the R10A why does the A have to be it, what are we going to get for it? When we have Windermere that was R10 cluster, the zone really didn't even exist, but they built it on it, we got a soccer field, what are we going to get for these?

Mayor: I'm not going to comment on any tradeoffs, Bob there is nothing attached to this, we are strictly looking at the size of the property

Mr. Steiger: Are you calling it an R10 cluster?

Mayor: It's the same square footage in lots as Windermere, so in the case of that they clustered it, here take away the name cluster and add the A but it's still the same lot sizes.

Mr. Steiger: Because every area that we have ever clustered and we have clustered a lot of them, the town always receives something for it

Mayor: We have clustered for transfer development rights, we have properties that are off of Malapardis where we got 8 acres on a cluster

Mr. Steiger: We got Black Brook Park, we got from a cluster

Mayor: Same thing

Mr. Steiger: I was

Mayor: Let me qualify one thing, you and I talk, is this home suitable for seniors? It's suitably physically as a condominium or a townhouse to buy if you can afford to buy it and if this price point is \$7-800,000.00 and you can do it I just have to say God Bless You, is this what we want for our seniors ultimately, no not by design

Mr. Steiger: No of course not

Mayor: We have your petition and when we had your petition and we had areas that our seniors could buy in at the \$300,000.00 price mark

Mr. Steiger: They wouldn't buy them, you are 100% right, thank you.

Mayor: But, now that doesn't mean we walk away from that price point, maybe it's a little different today, but when we look at senior housing we are looking for a developer that can get the kind of density in need to bring the economy scaled down so

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we can build these houses that's it. If it's a market value house and you don't take grant money and God we don't want to take grant money in Hanover, cause that defiantly invites less Hanover people into those projects and we have to find a developer that has the density who can buy the land and build and still make it economically feasible, and having said that, I'm sorry sir I took your time.

Christopher Lieto, 135 Park Avenue, Whippany: I must have missed both petitions, so I will ignore that, I have lived in Whippany since 1976, I'm not going to recite history that doesn't matter. But one of the best things about being in this town has always been the fact that you can go around and see homes that are the same and you feel sense of pride, a sense of one town and being all together. Being on Park Avenue, I know what it is like trying to get out every morning, I see my kids going to the end of the driveway to get on the school bus and I see cars go pass a stopped school bus and there are many times I wish I had a fire arm just to protect my children.

Mayor: You don't mean that

Mr. Lieto: We aren't going to go there, we did though um on record too, anyway (laughter) so I guess what I'm trying to say is being on a very busy corner and growing up in this town and seeing single family homes and having room to play and having room to walk, and having room to run I feel that making more condos and making more cluster homes and making however you want to call it, is a bad idea and doesn't really reflect what this town really is and what the people that are looking to the Town Leaders for. Um, I agree in my opinion, when you come into Whippany you come there in many different ways to come into town, and everyone, for the most part, every one of those ways you will see a single family home. So again, I appreciate the builder wants to make a buck, and this is America and you are right, we all should be willing and be able to make money, however I think we need to look at what the town really is, and the town really is single family homes, single families trying to do the best they possibly can. If a builder can't make as much money making 25 cluster homes as he could 13 single family home with a nice street and places kids can grow up and have a little more room to run, well, maybe this builder is not the right builder for Hanover Township and we need to find one that will do what the Town your constituents are all saying that they want, so again I am against the town homes and let's try and make it a smaller section single family homes.

Mayor: Thank you, anyone else at this time.

Matt Sleeper, 39 Perry Street, Whippany: I am hearing is a lot about this type of use verses that type of use which is similar in density wise it's splitting hairs. Now because the real problem and I haven't heard a lot of talk about it is the traffic on Park Avenue and Whippany Road. Before you vote, I want you guys to think about - have there been any traffic studies, has that ever come up, cause let me give you an antidote, I commute to Kenilworth for 12 years so every night I come off 2A I think and I take Columbia Turnpike to Park Avenue and I sit at the bottom of the Ford Hill Road intersection on Park Avenue for ½ hour every night, now I haven't done that commute in

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a couple of years, I can only image it is worse, there are 100 cars lined up in front of you I did this for 12 years cause I had to, I didn't cut through Ford Hill Road, cause it's a residential road, and, out of respect for those residents I just waited until my turn came up, 20 minutes to ½ hour later, so this is a constant thing now you want to put there, I guess there is a sale pending and you want to decide what to do with that property, I think it is premature until traffic studies have been done and the impact on those residents and the existing residents is really evaluated. So if there is a third option to table this and figure out what to do with the traffic situation first and make that space of land more palatable to potential future residents that would be the way to go I think. Because you are going to sell them on this blue collar town and it is with good schools and the low taxes and they are going to move in and now they can't get in and out of their house during rush hour, literally, they are going to be trapped until the sun goes down, so it's something to think about and before you vote I really think, I strongly urge you to think about that because they are going to regret buying there, unless something can be done, and I don't know what it is, but you have your work cut out for you to figure out if anything can be done. But it is a nightmare as it stands and it will get worse, thank you.

Mayor: You are right on the money, traffic conditions in our town haven't gotten any better they have gotten worse, and it's not just a product of a development that we have in our town it's issues that you have on Park Avenue, we have seen them, and we know where our traffic is coming from. And, we know the Madison's. We know the Florham Park's and, the East Hanover's are all coming up through Hanover. I say this like a broken record, I have been out of the State preaching about this, down to DOT preaching about this, the County preaching about this, because we get all the pass through traffic that wants to get to the highways, we have a wonderful ability of having 287, 24, connection to 80 etc. And, these other towns don't have on-ramps so it goes through our secondary and tertiary roads. They are building larger corporations down there, Florham Park is doing a wonderful job of that too, with BASF etc., it's wonderful, 6700 employees, I know this by heart, coming up from Novartis on Route 10, don't try and use Route 10 at 3:00; so we are doing in Hanover our earnest to work with the county, they do have traffic studies. As a matter of fact, they have invited us how recently, this coming week, they are going to expose the results to their new traffic plan with in the next week we have been invited to take a look at it, I can tell you this I hope I'm around to see it happen. We have to do more immediate things but that's not what we are here to talk about tonight, but you are on the money.

Michael Rinaldi, 8 Hanover Avenue: We are around the corner from where this property is, I pass there everyday. My first is a practical question, would it be possible if future meetings for potential buyers of this property developers to present renderings, drawings of what they have in vision to do with the property, perhaps that would delay people's fears, have an idea of what the layout would be if these townhouses or private homes, etc., it would be very helpful. It would be helpful to me, to see where these cutoff roads would be, driveways, etc., so on and so forth. I do pass their everyday going to work, and my next question maybe is a stupid question, it's an out of the box type question, is there any money in our budget here in town, cause I look at the

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property, I hear the arguments, and then this young lady over here, made a good point about her girl learning to ride her bike there, I said why not purchase property and turn it into a park?

Mayor: You didn't hear my earlier comments,

Mr. Rinaldi: I was here late, I'm sorry.

Mayor: It's quite alright, I'll give you a recital we spoke to both Morris Township in conjunction with our Township, we took a look at the value of the property what it is up for sale for and we took a look at the grants that are available through the County Open Space Trust Fund, we took a look at the monies that we have in our Open Space Trust Fund, we took a look at the improvements that would have to be made to take the church down, clear up the property and grade it for a small mini park, at 6 acres and I will tell you the results were not favorable economically for us to go forward on that basis.

Mr. Rinaldi: You mean the money is just not there from all these different sources to do that?

Mayor: Well, to go out and purchase this property and I'm going to say with these improvements in the neighborhood of anywhere between \$5-\$6 million dollars for us in Hanover... it would put us in debt

Mr. Rinaldi: I'm sorry what is that number again \$6 million? I missed that number what was the number?

Mayor: With the sale property and the improvement of the property could range anywhere between \$5- \$6 million.

Mr. Rinaldi: Is it possible, and I'll be real quick, there are people waiting here too, can we have user fees, is it legal to have user fees, I myself, if I want to preserve the nature of this town, I been here 20 years and it's worth, I wouldn't mind, let's say there is a user fee to do, one item purchases, I kick in and other people families will kick in the money to to bring this money up, kick in \$200 or \$300 a year to help for a certain period of time, it is worth it to me to have a certain type of lifestyle in this town and a certain look, a certain appearance,

Mayor: Don't disagree with you.

Mr. Rinaldi: I'll give something else up to kick in that money, a personal level, as a user fee, the idea of a user fee, is it legal?

Mayor: I would say no if we take grant money.

Mr. Rinaldi: Okay, thanks.

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Mayor: Anyone else like to be heard at this time?

Michael Mihalko, Nye Avenue, Whippany: Just two points I want to make, one is fear, like the Pastor had said, these decisions should not be made out of fear. I read snippets of going on the social media and a lot of people are for one thing because they are afraid on something else. Let's not base our decisions on fear. They have gotten blown out of proportion, I saw one picture it was hysterical, I think some others have seen it too, let's not base this on fear, a lot of people I know are against high density for this project because of fear. Again, keep that in mind, because what happens very well may not be what you expect.

Secondly, I am the benefactor of looking at a 10A every morning, I don't recommend it, it's not pretty, it's still high density, don't kid yourselves, it's still high density. There are places for high density, this corner is not one of them it's too congested too difficult we do have a third option, the third option is do nothing and leave it at R15. But again, caution with that, 10A it's not 10 it's not Windermere, its tighter it's more compact. If you do go that way, please be specific on what you are going to allow.

Mayor: Thank you.

Robert Weger, 49 Manger Road, Cedar Knolls: I am fortunate enough to have a home in Morris Township and also Hanover Township. I enjoy living in Hanover Township, everything going on there, I have also seen the homes in Trailwood where I live that we have 4 bedrooms and most of them don't have any kids in then now, they all have moved out, I mean there are some but not as many as they used to be, and my office so happens to be right across the street, from where this is going up, I'm right on the corner of Park and Whippany Road, 133 Park Avenue, Morris Township. People still think it's Whippany but it's actually Morris Township. I have to say that the church there is going to do something now regardless of what you people think. They are going to sell this property whether be to another house of worship of some kind, I mean it is going to happen and it's going to happen soon. So you are not going to have any control over that necessarily, especially if another house of worship goes in there, then I think the property is probably worth about \$4,000,000.00 between \$3-\$5 million so let's just say \$4million, whoever pays \$4 million for that property is going to have to find some way to fund it, so if it's a house of worship, there are going to be people there, there are going to be a lot of people there, because if you pay \$4 million you are going to have to raise money for it. I don't have a problem with putting housing there, I think the proposal the Township Committee is floating tonight is an excellent thing. I look at it every day across the street and I have no problem with something nice going in there. Some density housing does not bother me, and I'm also thinking at some point I did like the 55 and over because I'm getting tired of taking and maintaining a house and say, that would be a nice place to live because I enjoy living in Hanover Township, but by the way, I can't afford that house if I want to buy it there, there are people that can afford that amount for a house.

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So, as I say something is going to happen within the next couple of months and no matter whatever you decide or whatever anyone else here says it's going to get sold. Thank you.

Mayor: Folks, be nice.

Carol Fomchenko, Malapardis Road, Whippany: I just want to say, I'm going to read this because I'm not real good off the cuff, I appreciate the Township Committee's efforts for listening to the residents even though the residents don't feel that they are really being heard, I don't doubt for a moment that the Township Committee would rather this property stay as it is, but the truth is the property is for sale, no one can dictate to the seller who they can sell the property too. They will go to the person who is going to give them more money. Developers are interested in the property and in this day and age single family homes are not selling, he is interested in buying it at a decent price, he wants to put in a higher density than what we are used to seeing around us, and it requires a zone change, that's the only reason why we are here tonight. I have no doubt that the Township Committee is trying to take everyone's opinions into consideration and, I thank them for their due diligence in trying to come up with some sort of solution. I am not being facetious; rather I am being facetious when I say that homes are much better than a Quick Chek, so believe me I know firsthand. But anyway, I'm not opposed to the higher density homes, I'm not too thrilled about the idea of a condo, but I've driven down Windermere it's really not that bad, it's a very nice little community there, so I will leave it to you guys I don't, I wouldn't want to be in your position, and I know you're doing your best.

Mayor: Thank you Carol.

Sean Park, 7 Terry, Morris Township: The back of my house is one of those houses that aren't supposed to butt under Park Avenue, that's a serious argument if I ever heard one, there's butts of houses all up and down Park Avenue. I just would like to point out to the Committee that when people buy single family homes in areas that are zoned there is an anticipation that the zoning is going to remain the same. Any change in the zoning either a 15A or the 10A is going to fundamentally change the character of the neighborhood, and, that's what we bought, that's what we paid for and that's what pay taxes on to maintain that quality of life. I am opposed to 15A specifically and this is the first I've heard of a 10A, I'd be opposed to that. If a developer can't make money by buying that lot and building something in there that fits, he's not gonna buy it, shame on him, somebody will come along with a plan that can do it that will fit the character of the neighborhood. Developers have one thing in common, they get what they want and then they leave. Thank you.

Mayor: Would you be approved to the alternative that might be sold to that property?

Mr. Park: There is a church there now.

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Mayor: Alright, fine.

Mr. Park: You put housing there, keep it 15.

Mayor: I just asked a question, if that would be acceptable to you. That's fine.

Joann Rizzo, Cove Lane Road, Whippany: I've heard a lot tonight, some of it fact, some fiction, some of it opinion, I

Mayor: I hope no fiction but go ahead.

Ms. Rizzo: I think a little bit, um, I admire all of you for taking the time to listen to us, and I thank you, I personally am for keeping it an R15 but what struck me the most, was that the Pastor said it wasn't about the money, and it was about what is good for the town, so maybe there is a possibility to work with that, he opened the door, that maybe the price could be cut, maybe instead (laughter); it's not about the money, we have him on record he said it's not about the money. Since it's not, maybe the price could be cut a bit,

Mayor: Father do we have something to talk about here.....

Ms. Rizzo: Maybe we leave the building on the property and use it for cultural events or another rec center, there are options besides tearing it down. I would also like to say we have heard a lot Monroe Hall and parking and traffic. Monroe Hall has a very small parking lot, and as we are talking about what happens to the church for years people have gone to Monroe Hall on nights when nothing is happening at the church and have parked at the church, trotted across Whippany Road, and attended an event at Monroe Hall. We've put money as taxpayers into Monroe Hall. Now we are talking about leaving Monroe Hall with enough parking spaces for three people to attend an event there,

Mayor: A little more than that, but go ahead

Ms. Rizzo: I mean, we would not be using it to its full capacity, because we would then be parking in the neighborhood, which they already expressed concerns about, taking out the tennis courts, which I don't think anyone would be for, or not having a spot.

Mayor: So you are suggesting we acquire it.

Ms. Rizzo: I think if we could

Mayor: I don't want to help you along here, but the hour is getting such

Ms. Rizzo: Yes, if we can, and again since there is an opening maybe there can be a discussion beyond purchasing and pulling down the church, but purchasing and

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using the property that could benefit our town, Morris Township and maybe even the County.

Mayor: Thank you. Reverend you willing to gift it? (laughter) Let's give it shot, what the heck.

Pastor: I fear I may disappoint people tonight, we decided to sell, and there is a ball park figure on how much we wanted for the property, then we decided at that point who we would be willing to sell to and who we would like to sell to, and I can't speak for the committee that's tasked with selling the property, but, all of my instincts tell me this. We have decided we wanted to be to the town and go with the Township give them some sort of property, to get ratables and get an income they would benefit from the sale of the property. So in our minds we went in that route, if a developer comes along and he comes up with a plan and he comes to the Boards, and, at least in my thinking, I'm thinking, good these guys will negotiate with the developer, the developer will have to yield they would have to yield, but come up with some sort of arrangements. My instincts tell me this, if an arrangement is not coming forth, then the ratable is a dead issue. At that point, we would say well we have tried but the Town doesn't seem to be able to come to some type of arrangement then at that point I think it's all over really.

Mayor: I think we understand father.

Pastor: We want at that point the Township, is on the same page as we are.

Mr. Semrau: May I ask a question, are you able to give the Township some time to, everyone is working hard on this but does the Township have some time to try to come to that amicable place that they are looking to do.

Pastor: I think so, yesterday I got a telephone call from a church and it sounds like it's a big church with lots of money, so to be sedulous I don't think we have much trouble walking out tonight going on the market tomorrow putting the property, I mean it's a really nice piece of property, let me finish, I wouldn't have a problem doing that. Our position at the minute is we started down a pathway, we like the idea of you guys, figuring out what is possible, we like the idea of Mr. Forgione and his company working with Stan and coming up with something that's nice and so if you guys can come up and I think we are willing to stay the course until you figure out what to do. I think we are willing, we would like you guys to come up with something or an arrangement.

Mayor: I'm going to allow a few more moments and then I am going to ask the Committee to offer a motion on this, but go right ahead sir.

Pete Krowiak, 17 Crescent Drive, Whippany: Quick question, is there any reason why the county hasn't been approached for some open space fund?

Mayor: We wouldn't make application for Open Space Money, we would have to be the sponsor to go forward to the county for this Open space money, but we did

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discuss the likelihood of getting some of that open space money for the purchase and the size of the property is an issue.

Mr. Krowiak: What about any of your other outside entities, some private business or anything like that?

Mayor: Private sector, like benefactors or something, I don't know if we considered any.

Mr. Krowiak: We have a really nice big one that just moved into town that might want to help out a little bit.

Mayor: We can tap on the door, but I don't know Bayer wants to put up about \$4 or \$5 million for it so.

Mr. Krowiak: You never know until you ask.

Mayor: You don't, but I'm not suggesting that they wouldn't but no we have not applied to them.

Mr. Krowiak: I do write grants for towns, I've done for 10 years for a township that I work for, Mr. Gallagher has my contact information so I will put it out there if there is anything that I can do to move it forward going towards a park I am available.

Mayor: You know we in Hanover, when you go for County Open Space when you go for Federal money and Green Acres money as we have there are hooks, and what do I mean by that, that when you take that money then you obligate yourself to have the use of that property open to any and everyone who is entitled to use it. Doesn't have to be from Hanover, you know ball fields that we had that we have taken Green Acres money with, are open for uses by people from other towns, teams from other towns, etc., it's all part of it. There are obligations when you take funding in that fashion. We have always practiced methodology of owning cigar box budgeting as you know, paying for things as you go and owning it and that's how we try to look at this particular property as well. We can always float a trial balloon past the county Open Space Fund I don't know that that process wouldn't take a great deal of time, I don't know that the Good Reverend would be tolerant with his purchases, his possible purchases taking that kind of time, but having said that, at this point I'm going to ask the Committee to close the discussion from the floor.

Motion to close by Member Brueno and seconded by Member Gallagher and unanimously passed.

Mayor: We have a question of the Resolution at hand, having heard discussion tonight I am going to offer a recommendation to the Township Committee to take into consideration that we defeat this resolution

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Mr. Gallagher: Same

Mayor: Is that a second on the Motion,

Mr. Gallagher: Yes,

Mayor: Gentleman do you agree.

Mr. Giorgio: Motion made by Mayor Francioli seconded by Committeeman Gallagher to defeat Ordinance 3-2015.

Mr. Semrau: So a vote of yes or aye means you are in favor of defeating the ordinance.

On the Motion again as Mr. Semrau said yes would defeat.

Mr. Gallagher: Yes

Mr. Ferramosca: Yes

Mr. Brueno: Yes

Mr. Coppola: Yes

Mr. Francioli: Yes

Defeated unanimously.

Mayor: Defeated. Gentlemen, discussion.

Mr. Ferramosca: Not a great deal of time to make a decision on this given the fact that this is a private entity that owns this property, Township Committee has looked for the past 45 days at probably many of the options that the members of the public have brought up tonight, and I applaud them for coming out and expressing their perspective on it. I don't think there is going to be a 100% win solution on anything which we do, but I look at it at a strategic standpoint in terms of what is after we access all of the impacts. What is the best option for Hanover Township and try to formulate a go forward plan that would take into account all of the things which we heard in terms of if we step back and we look at our Master Plan, what does our Master Plan say, it says that we want to be a suburban community and maintain a suburban community. Hanover Township took on what is called a socioeconomic study, an impact study, and we want to understand the various impacts of what could happen to the Township from various types of zones and various types of changes. We have used that learning from that impact study to help guide us. Most recently this Township Committee faced a situation where there was a request for a zone change, and that request for a zone change was at the South Campus, and at the South Campus where Bayer is, and now we are on the other side of the campus called the South Campus, we had a developer that wanted to come in and put in high density rental housing, some 350 rental house. The Township Committee affirmed the integrity of that zone and kept the zone in place. So they maintained what's called an OBRL Zone, so I think we made a very informed strategic decision to keep that going. So, I would submit that at this point, after listening

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to all of the positives and all the negatives of the situation, and the fact that this is owned by private entity that is not going to wait until we feel really good about that we embedded it, but I can assure you we have bedded it to a great deal. I can speak for my colleagues. We spent the past 45 days, most of our nights, most of our days discussing this with one another as what is the best what is the best thing we can do for Hanover Township, so I think we learned a lot along the way. What did we learn? We learned that fundamentally from a priority standpoint that there is a feeling that maintaining a suburban environment is a positive one. We have learned a lot that density is a concern. We have learned a lot that traffic is a concern. We have recently approved MetLife and during that approval the Planning Board, there will be 11 intersections that will be studied and optimized from a parking study. I don't know if the gentleman is here still, but traffic is a major concern. We are going to do studies internally within the Township, to try to manage traffic as well as the Mayor is leading a group within Morris County trying to get additional support from adjoining communities and ultimately to bring in businesses in to try to solve an address the traffic problem, cause the traffic is not going away. How we manage it though that's our opportunity going forward. So with all of that said Mayor, or if any other member of the Committee they would like to say, I like to introduce a motion.

Mr. Gallagher: I would like to say one thing if I could before you introduce your motion, I just want to say what John said for the last 45 days we have been talking quite a bit and I have been talking to many many people in Hanover Township and this July will be 10 years I lived in Hanover Township, but I wanted to live here since 1974, when my mom started teaching here we were always here, we loved it, what we are trying to do and what I'm trying to do is we are discussing right now, actively our vision for the future of Hanover Township cause we are the "Y" in the road. In the fact that in the last 45 days, we spoke and fought and emailed it was a tough time, my voice mail on my cell phone was filled many times, and I was getting texts to clean off your voice mail. But to make a long story short, the single family housing although what we are discussing now is a little tighter than what we would like in a perfect world, it's still in my opinion a lot more consistent to what attracted many of us to want to be here. What makes our families want to stay here, and hopefully one day have our kids come back. It's the look and feel of the Town, and that's what we are working on and we are struggling with it, and I think we are, right now, we are at a much better place than where we were before tonight, so I just want to say thank you to my Committeemen and I talk to these guys more than I talk to my family sometimes, it's been about 45 days and it's been about this specific issue. So thank you everybody for your input. I have talked to many of you and I'm still always available to you and we are going to be continuing to work on this.

Mr. Brueno: I just want to thank Pastor Curry in particular for coming in and giving some insight as to what is actually going on and I think we have heard a lot of comments, myself and my fellow Committeemen why don't you just do this, just do that, why don't you, a lot of different things, why don't you just do, the reality is that we don't own the property. So while all of those suggestions are taken in and they are all very good suggestions, we can't mandate it, this is not Nazi Germany, the government just

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can't come in and mandate what the church is going to do with their property. So there are options and we are working hard and in many instances behind the scenes given all the facts to come up with something and we all have a vested interest to do what is best for Hanover Township. I have lived here 50 plus years, I know a lot of people stand up and mention they are here 10 years, 20 years, I'm here 50 plus years, I plan on staying forever, however long that might be, so I want to do what is best and this is a very visible piece of property and we all have a vested interest. I mean doing what is best here for Hanover Township. So once again thank you Pastor for coming in and shedding a little light as to what is going on behind the scenes.

Pastor: Can you teach me how to keep my hair dark....(Laughter)

Mr. Brueno: If I knew the secret I would probably be very wealthy. I'll attribute it to drinking all of my milk when I was younger, other than that good genes.

Mr. Coppola: I thank everyone for their comments this evening, it was very well said. We appreciate all what the people have to say. As the good Pastor said, I said to Committeeman Brueno what is all said and done he summed it up very nicely and that it is something that we can control, if it was up to us and we can control it and have our good Reverend not sell the property in a longer period of time, but unfortunately we don't have that at our disposal so we have to move as quickly as possible to support whatever issues that we are dealing with at the time. So I thank you all for the time, thank you for the patience and thank you for giving us your opinion on it and how you feel about the entire process.

Mayor: Thank you George.

Mr. Ferramosca: Mayor I would like to introduce a Motion by Title for a new zone called R10A for the area of Block 4701 Lot 29 with the street address of 325 Whippany Road. R10A will support single family detached dwellings, with homes no greater than 4 bedrooms in terms of occupancy and no greater than 4 baths.

The thinking behind this is that this is the more reflective of the suburban qualities of our community then the prior zone which we rejected called R15A

Motion made by Member Ferramosca and seconded by Member Coppola

Mr. Semrau: Mr. Giorgio so technically this would be an Ordinance

Mr. Giorgio: This would be docketed as Ordinance 8-2015 and at this time, we will docket it for public hearing on March 26, 2015 and once the Ordinance is ready for publication it will be published and also sent to all the homeowners within 200 feet, refer it to the Planning Board as required by law.

On the Motion by Mr. Ferramosca and seconded by Member Coppola and unanimously passed.

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So Introduced 5-0.

Mayor: We will continue on with our regular meeting.

ADOPTION OF ORDINANCES:

ORDINANCE NO. 5-15

AUTHORIZING A 2% INCREASE IN THE APPROPRIATION LIMIT OF THE TOWNSHIP'S CALENDAR YEAR 2015 CURRENT FUND BUDGET AND FURTHER ESTABLISHING A CAP BANK, ALL IN ACCORDANCE WITH N.J.S.A. 40A: 4-45.14

Proof of Publication that the Ordinance and the Notice of Introduction for Ordinance 5-15 appeared in full in the February 19, 2015 issue of the Daily Record in accordance with the law and we have filed the Ordinance and Notice of Introduction with the Morris County Planning Board in accordance with the Municipal Land Use Law.

Motion to convene a public hearing was made by Member Ferramosca and seconded by Member Brueno and unanimously passed.

Is there anyone present wishing to be heard at this time?

Mayor: That's authorizing the 2% increase but that does not suggest that the Township has to use it.

Mr. Giorgio: It establishes a cap.

Mayor: It establishes a cap in case we have to use it.

Hearing None, Seeing None,

Motion to close by Member Ferramosca and seconded by Member Brueno and unanimously passed.

Now on Adoption, Be it resolved, that an Ordinance entitled, AUTHORIZING A 2% INCREASE IN THE APPROPRIATION LIMIT OF THE TOWNSHIP'S CALENDAR YEAR 2015 CURRENT FUND BUDGET AND FURTHER ESTABLISHING A CAP BANK, ALL IN ACCORDANCE WITH N.J.S.A. 40A: 4-45.14, be passed on final reading and that a Notice of the final passage of the Ordinance be published in the March 5th, 2015 issue of the Daily Record.

Motion on Adoption with the Amendment made by Member Gallagher and seconded by Member Coppola and unanimously passed.

So Adopted.

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ORDINANCE NO. 6-15

REDUCING THE TWO CENT (\$0.02) PER HUNDRED DOLLARS OF ASSESSED VALUATION DEDICATED OPEN SPACE TRUST FUND TAX RATE TO ONE-HALF (\$0.005) PER HUNDRED DOLLARS OF ASSESSED VALUATION DURING CALENDAR YEAR 2015 AND FURTHER AUTHORIZING THE CHIEF MUNICIPAL FINANCE OFFICER TO COLLECT THE ONE-HALF (\$0.005) DEDICATED TAX

Proof of Publication that the Ordinance and the Notice of Introduction for Ordinance 6-15 appeared in full in the February 19, 2015 issue of the Daily Record in accordance with the law.

Motion to convene a public hearing was made by Member Brueno and seconded by Member Ferramosca and unanimously passed.

Is there anyone present wishing to be heard at this time?

Barbara Eames, 6 Cove Lane, Whippany: Just a question on this one, can you share with us what your rational was for dropping the assessment on the Open Space?

Mayor: The Committee when balancing our budget, I must admit we looked strongly at this, the additional \$0.02 that the township gave us the right to tax you on we did not impose that, that is an additional tax on top of your regular municipal tax. By reducing this and by the way the \$0.005 still draws us some \$185,000.00 a year toward our open space, and our balance hovers somewhere right now in the \$850. Odd plus or minus range, not to bad but when you are negotiating with properties, we like to get a lot of it gifted as well. As I was teasing with the Reverend, I really meant it, the same. So in any event, I guess the bottom line is that in taking this tax down we were able to keep our entire tax level at zero.

Ms. Eames: So it was part of what contributed to your zero tax raise.

Mayor: In fact.

Ms. Eames: Okay, I really appreciate the flat tax rate, and as you know the county is kind of struggling with this right now, and they just voted last night to leave there tax in place and we discussed, we had an after meeting discussion with a couple of them and their sense is their demand for open space in the county is going to be dropping just because we have been doing this for 30 years, and there isn't that much, and Hanover as you know, this has been a really losing game from the counties perspective, well from our perspective as to how much we are down \$15,000,000.00

Mayor: That is true, it's been a debatable point, our contributions toward the County Open Space Trust Fund goes to a bigger pot, obviously where they big quantum purchases.

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Ms. Eames: I have to tell you there are members, folks, Mayor's coming before them pressing for more open space when they have been up \$20,000,000.00 and this is not a poor community at all. And they were there last night asking for the tax to be increased not kept flat. So I applaud you for, I mean we all love open space, I'm not going to get into that, but when you get to the State of New Jersey has 30% of its land protected already, I don't know if you know that figure, and then on this November ballot approved \$150,000,000.00 a year of the State going to buy and then you close to \$200,000,000.00 in 2019 for every no sunset _____, some point in my life time or maybe my children the State of New Jersey is going to own every square inch even that chair you are sitting on, unless they change that, to me that was insanity, but so we all love open space, how much is enough 30% 40% 50% and when people are still leaving New Jersey in droves, and I don't have to tell you because I know you know people who are leaving because they can't afford to be here anymore.

Mayor: Different communities in my experience in talking to other Mayor's like the Mendham's, the Harding's, etc., and I know the Towns you're talking about, and we do get together and we do chat informally and we do go over many, and many of them attend Economic Development Committee meetings and I do too, on the County Level, and I speak from Hanover's standpoint on our ratable base and the shift going over now to 60% commercials verses 40% residential, which is who we really want, but you take the Harding's and you can you say, we are 80% residential

Ms. Eames: They want it that way, and they want us to keep buying them more.

Mayor: And we would love it to be 5 and that's fine, because that is what that particular municipality wants, and the people that live there want, and that's the direction they should go. Thank you Barbara.

Seeing None,

Motion to close by Member Ferramosca and seconded by Member Gallagher and unanimously passed.

Now on Adoption, Be it resolved, that an Ordinance entitled, "**REDUCING THE TWO CENT (\$0.02) PER HUNDRED DOLLARS OF ASSESSED VALUATION DEDICATED OPEN SPACE TRUST FUND TAX RATE TO ONE-HALF (\$0.005) PER HUNDRED DOLLARS OF ASSESSED VALUATION DURING CALENDAR YEAR 2015 AND FURTHER AUTHORIZING THE CHIEF MUNICIPAL FINANCE OFFICER TO COLLECT THE ONE-HALF (\$0.005) DEDICATED TAX,**" be passed on final reading and that a Notice of the final passage of the Ordinance be published in the March 5th, 2015 issue of the Daily Record.

Motion on Adoption made by Member Brueno and seconded by Member Gallagher and unanimously passed.

So Adopted.

INTRODUCTION OF ORDINANCES:

ORDINANCE NO. 4-15

AN ORDINANCE OF THE TOWNSHIP COMMITTEE AMENDING AND SUPPLEMENTING SECTION 125-4. ENTITLED "RECREATION DEPARTMENT FEES" UNDER CHAPTER 125 OF THE CODE OF THE TOWNSHIP OF HANOVER ENTITLED FEES WITH THE INCLUSION OF NEW RESIDENT AND NON-RESIDENT POOL MEMBERSHIP FEES FOR THE YEAR 2015 BEE MEADOW SWIMMING POOL SEASON

WHEREAS, the Board of Recreation Commissioners, in a memorandum dated January 22, 2015 to the Mayor and Township Committee have recommended certain increases in the pool membership fees for the 2015 Bee Meadow Swimming Pool Season; and

WHEREAS, the Township Committee has carefully reviewed the recommended fees and concurs that the proposed new rates are reasonable and fair and should be adopted; and

WHEREAS, in accordance with the Commissioner's recommendations, and, its own review, the governing body has decided to amend and supplement Section 125-4. of Chapter 125 of the Code of the Township of Hanover, entitled "Recreation Department Fees", with the inclusion of the Bee Meadow Swimming Pool Membership Fee Schedule which reflect the new pool membership fees for the year 2015 Summer Season.

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

Section 1. Section 125-4. of the Code of the Township of Hanover is hereby amended and supplemented with the inclusion of the following year 2015 Swimming Pool Membership Fees for Residents and Non-Residents who pay prior to April 17, 2015 and after April 17, 2015 as follows:

Discounted and New Member Rates Payment On or Before April 17, 2015				Returning Members Payment After April 17, 2015:			
Membership Category	Membership Fee			Membership Fee			
Resident Family	\$325.00			\$350.00			
Resident 2-Person Same Household	\$280.00			\$305.00			
Resident Single	\$220.00			\$245.00			
Resident Associate	\$175.00			\$200.00			
Resident Senior Couple	\$200.00			\$225.00			
Resident Senior Single	\$130.00			\$155.00			
Non-Resident Family	\$530.00			\$555.00			
Non-Resident 2-Person	\$460.00			\$485.00			

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Same Household						
Non-Resident Single	\$390.00				\$415.00	
Non-Resident Associate	\$345.00				\$370.00	
Non-Resident Senior Couple	\$360.00				\$385.00	
Non-Resident Senior Single	\$290.00				\$315.00	
Resident Senior Single/ Grandchild (3 max)	\$180.00				\$205.00	
Resident Senior Couple/ Grandchild (3 max)	\$250.00				\$275.00	
Resident Swim Team	\$150.00				\$150.00	
Non-Resident Swim Team	\$175.00				\$175.00	

Section 2. Section 125-4. Is hereby amended and supplemented as follows to include the following new fees:

Guest Fees for Year 2015 Season:

The guest fees for adults and children visiting the Bee Meadow Swimming Pool on weekdays, weekends and holidays shall be as follows:

Guest Punch Card: 10 Guests for \$55.00 – No expiration date – Purchased at Pool Office.

Adults:

Daily..... \$ 7.00
Weekends and Holidays.....\$ 8.00

Children:

Daily.....\$ 6.00
Weekends and Holidays.....\$ 7.00

The number of times a guest may come to the pool is at the discretion of pool management.

Section 3. The governing body hereby authorizes the Department of Recreation and Park Administration to host an “End of Season – One Day Pass” promotional for residents only to utilize the Bee Meadow Swimming Pool on a daily basis, at a cost of \$10.00 per day for the period beginning August 17, 2015 and ending on September 7, 2015.

Section 4. If a current resident or non-resident pool member refers a new resident or non-resident to join the pool based on the membership categories described in Section 1. above, the resident or non-resident pool member making the referral shall receive a refund of 15% on the type of membership referral. The refund will be made at the conclusion of the pool season. However, the refund shall not exceed the cost of

their original membership. The following charts show the refunds that would be made to each resident and non-resident pool membership for making a referral:

A. Refund Chart for Resident Memberships Making Referrals:

Membership Category:	Season Rate:	Referral Refund:
Family	\$325.00	\$ 48.75
Two-Person	280.00	42.00
Single	220.00	33.00
Associate	175.00	26.25
Senior-Couple	200.00	30.00
Senior-Single	130.00	19.50
Senior Single/ Grandchild	180.00	27.00
Senior Couple/Grandchild	250.00	37.50

B. Refund Chart for Non- Resident Memberships Making Referrals:

Membership Category:	Season Rate:	Referral Refund:
Family	\$530.00	\$ 79.50
Two-Person	460.00	69.00
Single	390.00	58.50
Associate	345.00	51.75
Senior-Couple	360.00	54.00
Senior-Single	290.00	43.50

Section 5. All ordinances or parts of ordinances inconsistent herewith are repealed to the extent of such inconsistency.

Section 6. In case for any reason, any fees or any Section or provision of this Ordinance shall be declared unconstitutional or invalid, the same shall not affect any other membership fee or program fee, or any Section or provision of this Ordinance except insofar as the membership fee or program fee so declared unconstitutional or invalid, shall be severed from the remainder of this Ordinance or any portion thereof.

Section 7. This ordinance shall take effect in accordance with law.

Unfortunately the Daily Record did not publish the Ordinance so we have to reintroduce with a new Public Hearing Date of March 12, 2015.

Motion for reintroduction was made by Member Ferramosca and seconded by Member Gallagher and unanimously passed.

Is there anyone present wishing to be heard at this time?

Seeing None,

Motion to close by Member Coppola and seconded by Member Ferramosca and unanimously passed.

February 26, 2015

So Introduced.

ORDINANCE NO. 7-15

AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH THE HANOVER TOWNSHIP LITTLE LEAGUE, INCORPORATED FOR THE OPERATION OF THE BLACK BROOK PARK CONCESSION STAND COMMENCING APRIL 18, 2015 THROUGH AUGUST 31, 2015

WHEREAS, the **Hanover Township Little League, Incorporated** is a nonprofit organization which has requested permission from the Board of Recreation Commissioners and the Township Committee to operate the Black Brook Park Concession for the benefit of the public generally during the 2015 Little League Baseball season which begins on April 18, 2015; and

WHEREAS, the **Hanover Township Little League, Incorporated** agrees to comply with the Township's Specification which sets forth in full the standards and criteria for the proper operation of the Black Brook Park Concession Stand; and

WHEREAS, the Township Committee of the Township of Hanover believes it to be in the public interest that a lease agreement for ONE (\$1.00) DOLLAR be entered into with the **Hanover Township Little League, Incorporated** upon commencement of the baseball season on April 18, 2015 through August 31, 2015.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Hanover, Morris County, New Jersey, as follows:

SECTION 1. The Mayor and Township Clerk are hereby authorized to enter into a lease agreement, a copy of which is attached hereto and made a part of this Ordinance, with the **Hanover Township Little League, Incorporated**, a nonprofit organization, for the nominal sum of ONE (\$1.00) DOLLAR commencing on April 18, 2015 through August 31, 2015 for the purpose of having the **Hanover Township Little League, Incorporated** operate the concession stand at Black Brook Park in serving the public generally.

SECTION 2. The Superintendent of Parks and Recreation is hereby designated as the officer of the Township to enforce the operational terms of the Lease Agreement.

SECTION 3. Prior to the inception of the lease, the **Hanover Township Little League, Incorporated** shall submit to the Hanover Township Business Administrator, proof of continuance of the tax-exempt status of the said non-profit organization pursuant to both State and Federal law.

SECTION 4. This ordinance shall take effect in accordance with law.

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Unfortunately the Daily Record did not publish the Ordinance so we have to reintroduce with a new Public Hearing Date of March 12, 2015.

Motion for reintroduction was made by Member Brueno and seconded by Member Coppola and unanimously passed.

ORDINANCE NO. 8-2015

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION, BY CHANGING THE ZONE CLASSIFICATION OF BLOCK 4701, LOT 29 ON THE TAX MAP AND ALSO KNOWN AS 325 WHIPPANY ROAD, FROM THE R-15 ZONE DISTRICT TO THE R-10A ZONE DISTRICT AND BY AMENDING THE DEVELOPMENT STANDARDS IN THE R-10A ZONE DISTRICT

WHEREAS, certain property identified on the Tax Maps of the Township as Block 4701, Lot 29 and having a street address of 325 Whippany Road is currently developed with a house of worship and related accessory structures; and

WHEREAS, the subject property is currently located in the R-15 Residence District, which district permits single-family detached dwellings, public and semipublic buildings and uses such as churches and schools; and

WHEREAS, the subject property is located at the intersection of Whippany Road and Park Avenue, two heavily traveled roadways; and

WHEREAS, due to the property's shape and location at the intersection of these busy roadways, the Township Committee desires to provide an alternative to the conventional development of single-family detached dwellings on the property;

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

Section 1. Subsection A. of Section 166-108., *Map, schedule and appendices*, in Article XVIII, *Districts; Map and Schedule*, is hereby amended to read as follows:

§ 166-108. Map, schedule and appendices.

- A. The Zone Map delineating the zone districts within the Township, entitled "Zoning Map, Township of Hanover," dated March, 2015; the Summary Zoning Schedule set forth on said map; the three sheets entitled, "Appendix A", Yard Definition and Building Envelopes," the one sheet entitled "Appendix B" and the one sheet entitled "Appendix C, Minimum Parking Space and Aisle Width Dimension," are

hereby declared to be a part of this chapter. In the event of any discrepancy between the summary zoning schedule on the Zoning Map and the text of Chapter 166, the text of Chapter 166 shall supersede the table on the Zoning Map.

Section 2. Section 166-176.5., *Lot, bulk, intensity of use and other regulations*, in Article XXVIII A entitled, *R-10A Residence District*, is hereby amended to read as follows:

§ 166-176.5. Lot, bulk, intensity of use and other regulations.

In addition to any other applicable requirements of this chapter or any other applicable requirement, the following requirements shall apply to development within the R-10A zone district. For the purposes of administering these requirements, a parcel of land occupied by only one dwelling in a multiple dwelling development, such as in a condominium form of ownership, shall not be considered a "lot."

- A. Minimum lot/tract area: 3.5 acres (152,460 square feet), exclusive of any public street right-of-ways, road widening easements and road widening dedications for such streets.
- B. Maximum density: 4.35 dwelling units per acre, exclusive of any public street right-of-ways, road widening easements and road widening dedications for such streets. In addition, no more than 4 bedrooms per dwelling shall be permitted.
- C. Minimum yard depths. The minimum yard depths applicable to buildings shall be as follows:
 - (1) 50 feet abutting any public street, measured between the public street right of way or any road widening easements, whichever is more restrictive, to the closest point of any building wall, or support column in the case of roofed areas without walls, but excluding roof overhangs beyond walls and support columns.
 - (2) 20 feet abutting any private roadway, measured between the edge of the roadway pavement or any sidewalk along the roadway, whichever is more restrictive, and the closest point of any building wall, or support column in the case of roofed areas without walls, but excluding roof overhangs beyond walls and support columns.
 - (3) 40 feet abutting any other tract boundary, measured between the boundary line and the closest point of any building wall, or support column in the case of roofed areas without walls, but excluding roof overhangs beyond walls and support columns; provided, however, that a minimum yard depth of 35 feet shall be permitted for up to one half of the dwellings in the development. The location of the reduced 35-foot yard depths shall be where such reduced depth will have a lessened impact on adjacent properties, as determined by

the Planning Board during the site plan review process and made a condition of any approval that may be granted, In those locations where a yard depth of less than 40 feet is proposed, the Board may at its discretion, required an increase in buffer depth, planting density or other enhanced buffer/screening techniques.

- D. Minimum distance between dwellings: 16 feet, measured the closest point of any building wall, or support column in the case of roofed areas without walls, but excluding roof overhangs beyond walls and support columns.
- E. Maximum height of principal buildings: 2½ stories and 35 feet.
- F. Maximum floor area ratio: 35% of the lot/tract area, cumulative for all buildings, including the area of any private roadway, but excluding the right-of-way and any road widening easement or dedication for public streets.
- G. Maximum building coverage: 20% of the lot/tract area, cumulative for all buildings, including the area of any private roadway, but excluding the right-of-way and any road widening easement or dedication for public streets.
- H. Maximum improvement coverage: 40% of the lot/tract area, cumulative for all buildings, including the area of any private roadway, but excluding the right-of-way and any road widening easement or dedication for public streets.
- I. Common areas. Within any development, all yard areas and other open areas not occupied by buildings, except for any public streets, shall be maintained in single ownership. The maintenance of such common areas shall be subject to the provisions in §166-103.F.
- J. Garages. Garages accessory to dwellings shall be subject to the following requirements:
 - (1) All garages shall be attached to the dwelling unit that they serve.
 - (2) The cumulative width of garage door openings for each dwelling shall not exceed 18 feet.
- K. Driveways. Driveways serving dwellings shall be subject to the following requirements:
 - (1) Driveway location. Driveway access to individual dwelling units shall be prohibited from North Jefferson Road, Park Avenue or Whippany Road. The foregoing shall not be construed to prohibit shared access to such streets via a driveway or roadway serving multiple units and located internal to the development, subject to the provisions in Paragraph K.(2) below:

- (2) Maximum number of driveways: one driveway providing access to individual dwelling units shall be permitted for each dwelling, subject to the provisions in Paragraph K.(2) above. One driveway providing shared access for multiple dwelling units within the development shall be permitted to/from each of North Jefferson Road, Park Avenue and Whippany Road.
 - (3) Maximum driveway width: 20 feet for driveways serving individual dwelling units.
 - (4) Minimum distance between driveways: 10 feet.
 - (5) Minimum driveway length: 20 feet, measured from the edge of the pavement of the roadway from which the driveway provides access or from the sidewalk along such roadway, whichever is more restrictive. Driveways shall be designed to allow vehicles to park in the driveway without encroaching into the roadway or into the sidewalk along the roadway, or that portion of the driveway used by pedestrians using the sidewalk.
- L. Decks, patios and porches. Decks, patios and porches shall be subject to the following requirements:
- (1) Porches at the front or side of dwellings shall comply with the setback and dimensional requirements applicable to the dwellings.
 - (2) Patios and decks shall only be permitted to located at the rear of dwellings.
 - (3) Decks, patios and porches located at the rear of dwellings shall be located at least 50 feet from any public street, measured from the right-of-way and any widening easement or dedication for such street.
 - (4) Decks, patios and porches located at the rear of dwellings shall be located at least 25 feet from all property lines other than public streets.
 - (5) The requirements of § 166-136. shall apply, except where such requirements conflict with this Subsection.
- M. Fences and walls. Fences and walls shall be subject to the following requirements:
- (1) A fence or wall at least 4 feet high, but not more than 6 feet high, shall be required at the tract boundary, except for the frontage on any streets, to separate and screen any development from surrounding properties. Such fence shall be designed to prevent views through the fence. The use of chain link material for such fence shall be prohibited.
 - (2) The only other fences that shall be permitted shall be a fence along the frontage with North Jefferson Road as regulated by §166-138.2., privacy

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fences located adjacent to patios or decks, or safety fencing for any stormwater detention or retention basins. Said privacy fences shall not exceed a height of 6 feet.

- (3) Fences or walls shall not be used to separate dwellings are to separate yard areas for individual dwellings.

Section 3. In case, for any reason, any section or provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other section or provision of this Ordinance, except so far as the section or provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof.

Section 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

Section 5. This ordinance shall take effect in accordance with the law.

RESOLUTIONS AS A CONSENT AGENDA:

RESOLUTION NO.

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER ELEVATING DINAH SCHILL FROM A TWENTY-EIGHT (28) HOUR A WEEK PART-TIME CLERK IN THE RECREATION AND PARK ADMINISTRATION DEPARTMENT TO A THIRTY-FIVE (35) HOUR A WEEK EMPLOYEE AT HER CURRENT HOURLY RATE OF \$15.30 PURSUANT TO SCHEDULE "B" AND SALARY RANGE GUIDE "C" OF SALARY ORDINANCE NO. 23-14 EFFECTIVE MONDAY, MARCH 16, 2015

WHEREAS, by resolution dated December 12, 2013 **Dinah Schill** was appointed as an Part-Time Clerk/Support Services employee assigned to the Recreation and Park Administration Department; and

WHEREAS, **Ms. Schill's** rate of compensation was established at \$15.00 per hour in Job Group II, Schedule "B" under Salary Range Guide "C of Salary Ordinance No. 15-2013; and

WHEREAS, **Ms. Schill** currently works a twenty-five (25) hour work week and is classified as a part-time employee; and

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WHEREAS, since her employment with the Township on January 2, 2014, **Ms. Schill** has demonstrated her skills and ability to be a quick learner in assuming duties and responsibilities in assisting the Superintendent of the Recreation and Park Administration Department in administering and coordinating the Department's many programs and activities; and

WHEREAS, with an increase in the number of programs and activities either sponsored directly or indirectly by the Recreation and Park Administration Department and through various non-affiliated athletic organizations, a need exists to increase the number of hours currently worked by **Ms. Schill**; and

WHEREAS, at its January 21, 2015 meeting, the Board of Recreation Commissioners voted unanimously to recommend to the Township Committee **Ms. Schill's** part-time status be upgraded to full-time at thirty-five (35) hours per week; and

WHEREAS, during its February 7, 2015 budget work session, the Township Committee accepted the recommendation of the Board of Recreation Commissioners and has agreed to elevate **Ms. Schill** to full-time status by increasing her hours twenty-eight (28) to thirty-five (35) at her current hourly rate of \$15.30 effective Monday, March 16, 2015.

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. Effective Monday, March 16, 2015, **Dinah Schill's** hours of employment shall be increased from twenty-eight (28) hours a week to thirty-five (35) hours per week at her current hourly rate of \$15.30 as classified under Job Group II of Schedule "B" and pursuant to Salary Range Guide "C" of Salary Ordinance No. 23-14.
2. As a full-time employee, **Ms. Schill** shall accrue sick and vacation days starting on April 1, 2015 and calculated in accordance with

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Section 61-10.C.(1) and 61-11.A.(3). under Chapter 61 of the Code of the Township entitled Salaries and Compensation; Personnel Policies.

3. In the event that **Ms. Schill** requests medical and dental benefits coverage in the future, **Ms. Schill** shall be required to comply with the provisions of the Township's health benefits' coverage requirements described under Section 61-14. entitled "Health Benefits Coverage" of Chapter 61 of the Code of the Township.
4. That certified copies of this resolution shall be transmitted to **Ms. Schill**, the Township's Chief Municipal Finance Officer, the Superintendent of the Recreation and Parks Administration Department and the Township's Human Resource Specialist for reference and information purposes.

RESOLUTION NO.

A RESOLUTION OF THE TOWNSHIP COMMITTEE AUTHORIZING AN AMENDATORY AGREEMENT BY AND BETWEEN THE TOWNSHIP AND ROBERT KOPACZ, VIDEOGRAPHER CONCERNING THE PAYMENT OF AN ADDITIONAL FLAT FEE OF \$150.00 AS COMPENSATION WHENEVER A TOWNSHIP COMMITTEE MEETING EXCEEDS THREE (3) HOURS IN LENGTH AND FURTHER AUTHORIZING THE BUSINESS ADMINISTRATOR/TOWNSHIP CLERK TO EXECUTE AN AMENDATORY AGREEMENT BETWEEN ROBERT KOPACZ AND THE TOWNSHIP

WHEREAS, by resolution dated January 8, 2015, the Township Committee authorized the execution of a contract by and between the Township and **Robert Kopacz** for the purpose of taping Township Committee meetings and other related videographer services during calendar year 2015; and

WHEREAS, the 2015 agreement provides that **Mr. Kopacz** shall be paid the lump sum amount of \$350.00 for taping each Township Committee meeting with the total cost not to exceed \$8,750.00 for the 2015 calendar year; and

WHEREAS, the Township Committee has agreed that in the event a regular public meeting of the governing body exceeds three (3) hours in length for any reason, **Mr. Kopacz** shall be paid an additional flat fee of \$150.00 no matter how long the session.

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 Business Administrator/Township Clerk is hereby authorized and directed to prepare an Amendatory Agreement by and between the Township and **Robert Kopacz** to include a provision that whenever a

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Township Committee meeting exceeds three (3) hours in length for any reason, **Mr. Kopacz** shall be paid an additional flat fee of \$150.00 above the \$350.00 fee for taping a Township Committee meeting. The \$150.00 flat fee shall serve as compensation above three (3) hours in length and no matter how long the Township Committee meeting lasts.

2. All other provisions of the January, 2015 Agreement by and between the Township and **Mr. Kopacz** remain unchanged and are in full force and effect.
3. That a certified copy of this resolution shall be transmitted to **Mr. Kopacz** and the Township's Chief Municipal Finance Officer for reference and information purposes.

RESOLUTION NO.

A RESOLUTION OF THE TOWNSHIP COMMITTEE AUTHORIZING THE AWARD OF A CONTRACT TO SA FOOD ASSOCIATES, LLC, IN OPERATING THE TOWNSHIP'S BEE MEADOW POOL CONCESSION STAND DURING THE YEAR 2015 POOL SEASON BASED ON ITS BID TO PAY THE TOWNSHIP \$6,500.00 AND FURTHER AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT WITH SERGIO F. FRANCISCO, THE OWNER OF SA FOOD ASSOCIATES, LLC

WHEREAS, the Bee Meadow Pool facility located on Pond Road includes a Concession Stand owned by the Township of Hanover; and

WHEREAS, the Board of Recreation Commissioners believe that in order to provide concession stand services to the Pool's members, the Concession Stand should be deriving some revenues in order to help offset the total costs to operate the Bee Meadow Pool facility; and

WHEREAS, on January 26, 2015, the Township of Hanover, acting in conformity with N.J.S.A. 40A:11-1 et seq., publicly advertised for the receipt of competitive quotations for the operation of the Township's Bee Meadow Pool Concession Stand during the period commencing Memorial Day weekend, May 22, 2015 through Labor Day, September 7, 2015; and

WHEREAS, the Township's Request For Proposal and the Specification stipulate that the Township Committee will award a contract to the person, firm, corporation or partnership which submits the highest bid for the operation of the Concession Stand; and

WHEREAS, in accordance with the January 26, 2015 Notice to Bidders, one (1) sealed bid was received by the Township's Bid Reception Committee during the February 24, 2015 Bid Reception Committee meeting as follows; and

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SA Food Associates, LLC.....\$6,500.00

WHEREAS, SA Food Associates, LLC submitted a bid of \$6,500.00 on the Township's "Proposal Form" as the amount to be paid the Township for the operation of the Concession Stand in accordance with the Township's written Specification; and

WHEREAS, the Business Administrator has carefully examined the Proposal submitted by **SA Food Associates, LLC**, which is attached hereto and made a part of this resolution, and recommends that the governing body award a contract to **SA Food Associates, LLC** as the responsible and responsive bidder; and

WHEREAS, in accordance with the Township's Specification, **SA Food Associates, LLC** shall pay the Township the sum of \$6,500.00 in two (2) equal installments of \$3,250.00 which payments shall be deposited in the Township's Swimming Pool Enterprise Fund - Miscellaneous Account by the Township's Chief Municipal Finance Officer.

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. That a contract is hereby awarded to:

SA FOOD ASSOCIATES, LLC
Sergio F. Francisco, the Owner
1231 Beech Avenue
Mountainside, New Jersey 07092

for the operation of the Township's Bee Meadow Pool Concession Stand during the period commencing Memorial Day weekend commencing May 22, 2015 through Labor Day, September 7, 2015.

2. As remuneration to the Township for the operation of the Concession Stand, **SA Food Associates, LLC** shall pay the Township one half (1/2) the sum of \$6,500.00 or \$3,250.00 in cash or certified check at the time the signed contract is submitted to the Business Administrator/Township Clerk.

3. On or before Monday, May 11, 2015, **SA Food Associates, LLC** shall deliver to the Business Administrator/Township Clerk in cash or certified check, the second one half (1/2) payment in the amount of \$3,250.00.

4. The Township's Chief Municipal Finance Officer, upon receipt of the payments from the Business Administrator/Township Clerk, shall deposit the payments in the Township's Swimming Pool Enterprise Fund - Miscellaneous Account by the Township's Chief Municipal Finance Officer.

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5. The Mayor and Township Clerk are hereby authorized to execute a contract on behalf of the Township of Hanover with **Sergio F. Francisco, the Owner of SA Food Associates, LLC.**

6. A certified copy of this resolution shall be forwarded to the Superintendent of the Recreation and Park Administration, the Township's Chief Municipal Finance Officer and, **SA Food Associates, LLC** for reference and action purposes.

RESOLUTION NO.

A RESOLUTION OF THE TOWNSHIP COMMITTEE AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN EXTRAORDINARY, UNSPECIFIABLE SERVICES AGREEMENT WITH LAGUARDIA & ASSOCIATES ENTERTAINMENT & PRODUCTIONS IN AN AMOUNT NOT TO EXCEED \$21,000.00 AS AGENT AND PRODUCER OF FOUR (4) LIVE VOCAL CONCERTS ON JULY 6, 13, 20 AND 27, 2015 WHICH CONCERTS SHALL BE HELD AT THE BRICKYARD FIELD AT BEE MEADOW PARK, ALL IN ACCORDANCE WITH N.J.S.A. 40A:11-5.(1)(a)(ii) AND N.J.S.A. 19:44A-20.5 AND N.J.S.A. 19:44A-20.26 ET SEQ.

WHEREAS, pursuant to the provisions of N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A-20.26 et seq., the Township has a need to retain the services of a consultant who serves as an agent to professional vocal artists; and

WHEREAS, the Township's Recreation and Park Administration Department wishes to host a 2015 summer concert series offering the residents of the Township with an opportunity to take a trip down memory lane by enjoying the nostalgic music and talent of famous recording and performing artists from the 1950's through the 1970's; and

WHEREAS, in order to assist the Recreation and Park Administration Department in producing and coordinating a live summer concert program, the Superintendent of the Recreation and Park Administration Department requested a proposal and quotation from a consultant who serves as an agent to performing artists, and has the necessary expertise and experience in the field of entertainment to help municipalities sponsor community events which headline top name entertainers from the past and present; and

WHEREAS, **LaGuardia & Associates Entertainment & Productions** (hereinafter referred to as **LaGuardia & Associates**) located at 388 Pompton Avenue, in Cedar Grove, New Jersey 07009 submitted a satisfactory proposal based on the needs of the Township of Hanover, to perform consultant entertainment services which includes the engagement of four (4) vocal groups and furnishing the necessary sound amplification equipment and technician for each of the concerts; and

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WHEREAS, the award of a contract to **LaGuardia & Associates** may be narrowly construed as an Extraordinary, Unspecifiable Service in that the services to be rendered by the consultant can be classified as specialized in nature in the field of artistic endeavor related to the engagement and production of live entertainment by recording and performing vocal artists; and

WHEREAS, **LaGuardia & Associates** shall assist the Township in the production of the Township's 2015 Summer Concert by engaging four (4) vocal groups to perform on the nights of July 6, July 13, July 20 and July 27, 2015 which performances shall take place at the Brickyard Field at Bee Meadow Park in the Whippany Section of the Township of Hanover; and

WHEREAS, various private sector businesses and corporations within the Township have contributed money to underwrite the cost to hire **LaGuardia & Associates** and shall serve as sponsors of each of the concerts; and

WHEREAS, in keeping with the requirements of the Non-Fair and Open process of the Pay-to-Play legislation at N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A-20.26 et seq., the Township's Business Administrator, in his capacity as the Qualified Purchasing Agent, has prepared a "Value Determination and Certification", (a copy of which is attached hereto and made a part of this resolution), and certified in writing that the value of **LaGuardia & Associates'** consultant services during calendar year 2015 will not exceed \$21,000.00; and

WHEREAS, **LaGuardia & Associates** has completed and submitted a Business Entity Disclosure Certification form, which certifies that **LaGuardia & Associates** has not made any reportable contributions to a political or candidate committee in the Township of Hanover in the previous one (1) year, and that the contract will prohibit **LaGuardia & Associates** from making any reportable contributions for the term of the contract; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.26, **LaGuardia & Associates** has also filed a Chapter 271 Political Contribution Disclosure Form and a Stockholder Disclosure Certification; and

WHEREAS, the total contract amount with **LaGuardia & Associates** shall not exceed \$21,000.00 which funds are available and deposited in the Reserve for Recreation Account No. 190-0111-401.

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 Mayor and Township Clerk are hereby authorized to execute a contract with **LaGuardia & Associates Entertainment & Productions** located at 388 Pompton Avenue, in Cedar Grove, New Jersey 07009 for the purpose of providing the Township with consultant entertainment services which includes the engagement of four

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(4) vocal groups and furnishing the necessary sound amplification equipment and technician for each of the concerts. The concerts shall be held on the nights of July 6, 13, 20 and 27, 2015 at the Brickyard Field at Bee Meadow Park in the Whippany Section of the Township.

2. The total contract amount shall not exceed \$21,000.00. Funds for the payment of **LaGuardia & Associates** and the four (4) vocal groups engaged by the consultant have been deposited by the Recreation and Parks Administration Department in Reserve for Recreation Account, Line Item No., 190-0111-401, all in accordance with requirements of the Local Budget Law, N.J.S.A. 40A:4-1 et seq., and are available to meet the costs associated with the production of the concerts.

3. In accordance with N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A-20.26 et seq., the Business Disclosure Entity Certification form, the Chapter 271 Political Contribution Disclosure form, and the Stockholder Disclosure Certification submitted by **LaGuardia & Associates** shall be placed on file with this resolution. The Determination of Value Form certified by the Township's Business Administrator, acting in his capacity as a Qualified Purchasing Agent, is attached hereto and made a part of this resolution as if set forth in full.

4. This contract is awarded without competitive bidding as an "Extraordinary, Unspecifiable Service", in accordance with N.J.S.A. 40A:11-5(1)(a)(ii) of the Local Public Contracts Law in that the services to be rendered by the consultant can be classified as specialized in nature in the field of artistic endeavor related to the engagement and production of live entertainment by recording and performing vocal artists.

5. A brief notice of this award shall be published in the Daily Record as required by law within ten (10) days of its passage.

RESOLUTION NO.

A RESOLUTION OF THE TOWNSHIP COMMITTEE APPROVING THE RENEWAL OF A SHELTER AGREEMENT BY AND BETWEEN THE TOWNSHIP AND THE NORTHWEST NEW JERSEY CHAPTER OF THE AMERICAN NATIONAL RED CROSS FOR USE OF THE HANOVER TOWNSHIP MULTI-PURPOSE COMMUNITY CENTER AS A MASS CARE SHELTER IN THE EVENT OF A NATURAL OR MANMADE DISASTER DURING THE PERIOD BEGINNING MARCH 1, 2015 THROUGH FEBRUARY 28, 2017

WHEREAS, by resolutions dated November 9, 2006, January 10, 2008 and March 11, 2010, the Township of Hanover approved a Shelter Agreement by and between the Township and **The American National Red Cross** (hereinafter referred to as "**Red Cross**") to utilize the Township's Multi-Purpose Community Center located at 15 North Jefferson Road in Whippany as a mass care shelter for victims in the event of a natural or manmade disaster; and

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WHEREAS, the **Red Cross** has requested that the Township renew the Shelter Agreement for use of the Multi-Purpose Community Center; and

WHEREAS, the Township and the **Red Cross** believe it to be in the best interests of the residents of the Township, and the public in general, to work together for the benefit of rendering assistance and services to the victims of any type of emergency; and

WHEREAS, upon the recommendation of the Township's Business Administrator, the governing body believes that the health, safety and welfare of the Hanover Township community and the public are best served by permitting the **Red Cross** to use the Community Center as a mass care shelter to provide services on behalf of individuals and families who are victims of a natural or manmade disaster.

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 Shelter Agreement for Use of the Hanover Township Community Center as a Mass Care Shelter by **The American National Red Cross** in the event of a natural or manmade disaster is hereby approved and renewed for the period commencing March 1, 2015 through February 28, 2017.

2. The Mayor and Township Clerk are hereby authorized and directed to execute the above referenced Agreement with the **Red Cross** on behalf of the Township of Hanover.

3. That a certified copy of this resolution shall be transmitted to the Director of the Office of Emergency Management, the Superintendent of the Recreation and Park Administration Department, the Chief of Police, the Chiefs of the Whippany and Cedar Knolls Fire Departments and the Director of Disaster Services for the **Red Cross**.

RESOLUTION NO.

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER RELEASING A \$900,000.00 SUBDIVISION BOND TO BAYER HEALTHCARE, LLC AS A RESULT OF COMPLETING GRADING, PAVEMENT, CURBING, SIDEWALK, STORM DRAINAGE AND LANDSCAPE IMPROVEMENTS RELATED TO THE CONSTRUCTION OF A NEW CORPORATE CAMPUS ON LOTS 1.03 AND 1.04 IN BLOCK 5801 AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF HANOVER

WHEREAS, on January 24, 2012, the Planning Board granted preliminary and final major site plan approval (Phases 1 and 2) and minor subdivision approval to 67 Whippany Investors, LLC as applicant and developer for the rehabilitation and adaptive reuse of vacant buildings, the construction of building additions, parking areas

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and driveways, storm water drainage facilities and all related improvements for the purpose of constructing a new corporate office complex on the former Alcatel-Lucent Campus property located at 67 and 85 Whippany Road and designated as Lot 1 in Block 5801 as set forth on the Tax Map of the Township of Hanover; and

WHEREAS, the approvals described above were adopted by the Planning Board on February 14, 2012; and

WHEREAS, in accordance with the preliminary and final major site plan approval and minor subdivision approval, and the May 15, 2012 Developer's Agreement, 67 Whippany Investors, LLC, was required to install certain improvements as part of the Phase 1 portion of the project to accommodate the renovation and reconstruction of various buildings on Lots 1.03 and 1.04 for occupancy by **Bayer HealthCare, LLC**; and

WHEREAS, Bayer HealthCare, LLC, as the contract purchaser of Lots 1.03 and 1.04 in Block 5801, consisting of approximately 95 acres, was required to post with the Township a Subdivision Bond in the amount of \$900,000.00 to guarantee the grading, paving, sidewalk construction, storm drainage and landscaping improvements on the Lots describe herein; and

WHEREAS, in a letter dated February 19, 2015 to the Mayor and Township Committee, the Township Engineer has advised the governing body that **Bayer HealthCare, LLC** has requested the release of the Subdivision Bond; and

WHEREAS, the Township Engineer further recommended that the Subdivision Bond be released in that all of the required improvements have been satisfactorily completed.

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 the recommendation of the Township Engineer, the governing body hereby releases the May 8, 2012 Subdivision Bond, Bond No. 019039533 in the amount of \$900,000.00 issued by Liberty Mutual Insurance Company to **Bayer HealthCare, LLC** located at 100 Bayer Road, Building 4 in Pittsburgh, Pennsylvania 15205.
2. The cash portion of the performance guarantee in the amount of \$100,000.00 deposited with the Township by **Bayer HealthCare, LLC** on May 9, 2012 shall be retained in escrow by the Township as a two (2) year Maintenance Bond.
3. Subject to the approval of the Township Engineer, the following shall be released:

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- A. The two (2) year \$100,000.00 Maintenance Bond; and
 - B. Any remaining Engineering and Hanover Sewerage Authority inspection fees that are no longer needed for the Phase 1 project described herein.
4. That certified copies of this resolution shall be transmitted to the Township Engineer, the Township's Chief Municipal Finance Officer, the Executive Director of the Hanover Sewerage Authority, **Bayer HealthCare, LLC** and 67 Whippany Investors, LLC.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE REFUND OF REDEMPTION MONEYS TO OUTSIDE LIENHOLDER

WHEREAS, at the Township of Hanover Municipal Tax Sale held on December 3, 2012, a lien was sold on Block 406, Lot 7, also known as 52 Locust Drive, Cedar Knolls, New Jersey 07981, for 2011 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate 2012-04, was sold to U.S. Bank Cust Crestar Capital for a 0% redemption fee and a \$6,500.00 premium paid; and,

WHEREAS, Chi-Ming Liou, owner has affected redemption of Certificate 2012-04 in the amount of \$30,138.94.

NOW, THEREFORE, BE IT RESOLVED, that the Certified Municipal Finance Officer be authorized to issue a check in the amount of \$30,138.94, payable to US Bank Cust Crestar Capital, 50 South 16th Street, Suite 1950, Philadelphia, Pa. 19102 for the redemption of Tax Sale Certificate 2012-04.

BE, IT FURTHER RESOLVED, that the Chief Municipal Finance Officer be authorized to issue a check in the amount of \$6,500.00 (Premium) to the aforementioned lien holder.

Motion made by Member Coppola to approve as consent agenda and seconded by Member Brueno and unanimously adopted.

RAFFLE APPLICATIONS:

RL-2826 – Shriner's – off premise raffle

Motion made by Member Ferramosca and seconded by Member Coppola and unanimously passed.

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OPEN TO THE PUBLIC

Mayor: Gentlemen any comments from the Township Committee?

Mr. Ferramosca: My comment will be brief but good. Hanover is proud to welcome our new neighbor our corporate neighbor planning just approved the subdivision on South Campus for Metropolitan Life Insurance, so we are very very proud and we look forward to them coming to our Township. Their plan is to be in early 2016.

Mr. Gallagher: I have a quick one two, this coming Tuesday, March 3, 2015 at Mountview Road School, the Hanover Township School and Park Traffic Safety Advisory Subcommittee is going to have their second public hearing, we have reported on it throughout the year, but it's a group of Police, Committeemen, Board of Ed members, and our head crossing guard, retired Deputy Chief Bolcar, and our mission is to make the areas in and around our schools safer and with in our public hearing we are going to demonstrate what we have done in 2014 and what our goals are for 2015 and then hear from our residents what their specific concerns are and get their recommendations for improvements. We even put out there that we want to hear their questions, comments and constructive criticism. It is a hearing, we are there to listen to learn and the last thing I want to say, is once again, we all understand what a tough winter we all had, and the DPW is doing a great fantastic job. A lot of us travel through the town every day and it feels great to come into Hanover Township and see black top. So last year Bob reported month after month about the Polar Vortex I really don't know what to classify this winter as, but I can't wait until it's over. But the guys are doing a great job.

The last thing I want to say, even though the snow looks like it's going to hang around a little while, I would just encourage people to still get out there when they can and make sure the fire hydrants are cleaned off, cause God forbid there is an emergency it will just make it a lot easier for the men to find the fire hydrant and access it to put their equipment to put it up to it.

Mr. Brueno: Applications for Bee Meadow Pool membership, if we can start thinking about some warm weather things. Bee Meadow Pool which now be featuring a new diving board and new playground area, we want to encourage everybody to join, please inquire at the recreation center, a lot of good stuff going on at Bee Meadow Pool.

As Mr. Neidhardt mentioned the lineup is set for the summer concerts, July 6, 13, 20 and 27 hopes to see everyone out there.

Mr. Giorgio: A special concert in August it's the Four Seasons.

Mr. Brueno: They are funded by private donors and we encourage everybody to come out to the concerts and we will have more information on that as we go.

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Mr. Coppola: For the benefit of time, the Landmark Commission and the Veterans Alliance have programs the Veteran's Alliance with their Memorial Services, the Landmark with the work they are doing with the burial yard, I will present them at our next meeting. I would like to add that at the next meeting on Tuesday, if anyone has the opportunity to attend the School Safety Meeting, please do so. I also want to thank the entire committee for their support; you will see all that we have accomplished this past year which could not have happened if the Committee not supported us in this whole process. I thank you all very much, if you get a chance stop down you will be very surprised at all the safety aspects of this program that have been implemented.

Motion to open made by Member Ferramosca and seconded by Member Gallagher.

Mr. Eames, 6 Cove Lane Road, Whippany: I have five minutes, I just want to thank the public works people again, I was in Delaware last weekend and that snow literally, I traveled about 40 miles there was not a single plow to be seen, not one. The snow went to 6,7,8 inches not a plow anywhere and no presenting nothing. So just to all the gentlemen, with all of the discussion we had about how to rearrange the members of the public works crew and all of that stuff I just think the whole effort at the articulated arm truck and all the rearrangements of people have been fantastic, great job. Thank you.

Jim Neidhardt, 3414 Appleton Way, Whippany: Probably doesn't need to be said, since it's said three times but I'll say it again the DPW is doing a great job, everybody on the board can say that it always sounds nice to get compliments but super bowl Sunday I was at a party way up in northern Denville, the game was great, and it ended and the weather got really really bad for those last couple of hours, and I came home pretty late. And going through Town, by Town, by Town, to get back to home, it was treterouos, and I came on Malapardis off of 202, as soon as I entered Hanover I knew I was home, the roads were fantastic and that's just one example. Wherever you are coming from you know when you are in Hanover Township during bad weather. Just another thank you.

Mayor: Brian is doing a great job and I think some of that is attributable to the fact that we have redeployed manpower and we got the third one arm truck, everyone loves it, and it because of that, we are able to redeploy 2/3 of the sanitation department into doing everything from leaves to the plowing to salting, etc., all we need to do it keep up with salt.

(Inaudible)

Barbara Eames: You guys need to go home and get some sleep, I just want to say thank you. I just want to repeat something I said to the Mayor after the meeting, I was proud to be a member of this community sitting here tonight. I came here tonight not exactly knowing where we were going and kind of anticipating an advisariarly conversation perhaps given the circumstances coming into it, I was proud to be a member of this community living here today. Lots of communities don't see that.

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Members: Thank you

Ms. Eames: We know you do your best, and that's all we can expect of you, we appreciate the time away from your families, and the sacrifices you do for us, we really do appreciate it and not all public officials, we know, don't live up to that, and I thought the Pastor's words, don't make this decision in fear were wise, and I know what you did on the MetLife property and you stuck to your principals and man not enough people in America do that anymore, and we all know that. If we could replace you guys in another levels of government, can we take a few of you to Washington? I just want to say thank you, we don't know how this will turn out ultimately but I think this is such a positive discussion among the community, we sat here like a family and discussed it, we didn't necessarily all agree but we listened to each other respectfully and nobody was angry nobody was hateful, calling Eames, and you know you will take it and do the best that you can with it. And we trust you.

Mayor: Very sincere, thank you for that.

Mr. Coppola: I just would like to add a point, throughout all of this, even with this bad weather, I really thank the public safety people, our police our fire emergency, you heard tonight the issue that they have with acquiring volunteers, these folks are out in all of this inclement weather, and it's like, if you need them they are there, when you don't need them, you don't even think about it. So from the bottom of my heart, I thank these guys and I know what they are going through, been there done it, I thank the Chief I thank his men, I thank Chief Cortright, Chief Davidson, and Bob O'Hare without these folks we never think about it until the time comes that we call 911. God Bless these folks that are out in all types of weather, really doing a service for all the residents of Hanover Township.

Mayor: thank you Judy, I you are doing a great job with MyHanover, I wanted to tell you personally, you know I monitor it, you have been trying to be unemotional, very factual very direct and I personally want to tell you I appreciate it.

Ms. Iradi: It is a site where I do want solutions, I don't want complaints, I don't want hysteria, I want accurate solutions, debate is okay, but it has to be considerate of one another, but along those same lines, what about those Police. They are there when you need them, they solved a major crime they were right on the scene. I just want give some kudos to our Police Department who like I said are there when you need them. Thank you.

Mayor: They did a phenomenal job, what a message they sent out this week with that Econolodge issue. The press release it out officially right Chief, so I can probably comment now without fear that the Prosecutor's Office is going to feel that they've been one-upped. You guys did a super job, Roddy, Loocke, etc., in the New York, Brooklyn, when they were there. We have our issues, I've been reading on FaceBook and watching on Facebook, everybody want the Econolodge the hell out of

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here, us too. But once again, we get into this private sector area, and nothing better than a package that property with two others get one major developer to come in and say hey I got a project for this on Route 10 and just get rid of that. Can we do anything, we got 19 families in there that are county welfare families, are they deserving of housing yes, but with it comes certain issues and our PD have not been squawking but let me tell you something the purpondous of issues that we have gotten in our town have been coming out of the Econolodge and if we got to bring this more into the focus with our county freeholders, we addressed it once, I think we sent letters to the Freeholders and addressed our concerns to Mr. Bonnanni, etc., but it doesn't look like it is helping us much. Good Job Chief.

Mr. Gallagher: Chief you know what the School and Park Traffic Safety Advisory Committee and you and I have joked people calling me all the time with somebody speeding and they are going nuts and the Chief laughs and says tell them to call us, but being at Salem Drive school every day and having my son at Whippany Park every day, I get so many compliments on the PD presents at and around our schools, and it makes people feel a lot safer because that's where our kids are and that's our heart and soul, so thanks Chief I appreciate all of it and all you guys do.

Motion to close made by Member Ferramosca and seconded by Member Brueno and unanimously passed.

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

Joseph A. Giorgio, Township Clerk