

**Minutes of the Planning Board of the
Township Of Hanover
February 8, 2022**

PUBLIC MEETING 7:00 P.M. VIA ZOOM WEBINAR ONLY

I. STATEMENT BY PRESIDING OFFICER

Chairman Peter De Nigris called the Work Session Meeting to order at 7:01 PM in Conference Room "A" and The Open Public Meetings Act Statement was read into the record.

II. ROLL CALL

Board Secretary, Kimberly Bongiorno took the Roll Call.

In attendance were Members: Byrne, Critchley, Deehan, Chairman De Nigris, Mayor Ferramosca, Gallagher, Glawe, Monzo, Neidhardt, Olsen, and Thomas.

Absent were Members: None

Also present were Board Secretary, Kimberly A. Bongiorno, LUA
Township Engineer, Gerardo Maceira, P.E.
Township Planner, Blais Brancheau

III. MINUTES – JANUARY 25, 2022

The minutes of January 25, 2022 were deferred to a later date.

IV. RESOLUTIONS

CASE NO. 21-4-3
APPLICANT 101 WHIPPANY ROAD, LLC.
OWNER 101 WHIPPANY ROAD REAL ESTATE
COMPANY, LLC
LOCATION: 101 WHIPPANY RD, WHIPPANY
BLOCK: 5801 **LOT(S):** 6 **ZONE:** OB-RL3

Applicant sought Preliminary and Final Site Plan and "C" Variance relief to install a pad and 800 Kw emergency generator with a fuel storage volume of 3,250 gallons. Applicant sought approval for the location of a pad and oxygen tank with an overall volume of 4,050 gallons (including 1,500 gallons storage volume in the main tank and 150 gallons storage volume in the reserve tank). Application approved with conditions January 25, 2022.

There were no comments, questions or corrections offered by Board Members.

A motion to approve the resolution as written was moved by Member Deehan and seconded by Member Critchley.

Members Deehan, Monzo, Neidhardt, Byrne, Critchley, Gallagher, Mayor Ferramosca and Chairman De Nigris voted in favor of approving the resolution as written.

V. DISCUSSION ITEMS

1) 190 PARK AVENUE REDEVELOPERS URE, LLC – BLAIS BRANCHEAU

Discussion of findings on February 2, 2022, memorandum.

Township Planner, Blais Brancheau

- At our last meeting we discussed the requested recommendations for rezoning of a property located at the corner of Park Avenue and Columbia Turnpike.
- The testimony was that the housing project would not be seeking to build more units but simply to be able to utilize the newly merge and subdivided portion for amenities such as a dog park or for parking if ever needed.
- The report that I gave the Board summarized my findings which were briefly that there would be no issues either with the ordinance or with the resolution conditions of those prior approvals for that hotel property and further elaborated on it.
- All I would be asking for tonight on this, would be a recommendation if you agree to prepare the ordinance and amend the zoning map to make that change.
- Addressed member Gallagher's question regarding the zoning change.

A motion to approve authorizing the Township Planner, Blais Brancheau to prepare "the ordinance and the zoning map change" was moved by Member Olsen and seconded by Member Critchley.

Members Deehan, Monzo, Glawe, Olsen, Byrne, Critchley, Gallagher, Mayor Ferramosca and Chairman De Nigris voted in favor or of approving the authorization to the Township Planner to prepare "the ordinance and zoning map change."

2) MASTER PLAN LAND USE PLAN ELEMENT – PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE – BLAIS BRANCHEAU

Discussion of P.L. 2019, c.267, requiring that the land use plan element show the existing and proposed location of public electric vehicle charging infrastructure.

Township Planner, Blais Brancheau

- This item and the next item can be lump together, they both have to do with environmental issues, and one cannot be adopted without the other.
- One way in which this can be achieved is through public charging stations and the easier it is for people to charge their electric car the state's thinking is that people would purchase more electric vehicles and there would be less air pollution, less reliance upon fossil fuels and then a benefit towards limiting the effects on climate change.
- There may be some opportunity for the town to install electric charging stations for the public or for employees, which is a decision that the Governing Body would have to make.
- It is a legal requirement that our Land Use Plan show the location of the existing and proposed charging stations.
- I am asking for at this point and time is authorization to start the work on that, which would involve starting conversations with Administration and the Governing Body and further explained.
- I want to stress that this is different than the legislation that was passed last year and it requires private facilities to create electric vehicles charging stations that may be available to the public.
- Addressed Chairman De Nigris question regarding what we are required to do.

Member Thomas

- Briefly explained the process and the costs of installing electric charging stations.

Township Planner, Blais Brancheau

- Addressed Member Monzo's question regarding charging stations at the school.
- Addressed Member Neidhardt's question regarding the charging stations at River Park.
- Addressed Mayor Ferramosca's comments regarding the cost of implementing electric charging stations and his question regarding the state providing grants for the implementation of this electric stations.
- Addressed member Deehan's question about having a charging station at a residential driveway.

Member Gallagher

- This initiative might be good for the environment and pollution, but it is squeezing us harder, and we must think about taking a stand on that and further elaborate on it.

Member Critchley

- Commented on the cost of the charging stations and the grants that may be available.

Township Planner, Blais Brancheau

- Addressed Member Neidhart's question regarding how this may be different of a private gas station or if it has to be government controlled.

A motion to approve authorizing the Township Planner, Blais Brancheau to prepare “Master Plan Land Use Plan Element – Public Electric Vehicle Charging Infrastructure” was moved by Member Critchley and seconded by Member Byrne.

Members Deehan, Monzo, Glawe, Olsen, Byrne, Critchley, Gallagher, Mayor Ferramosca and Chairman De Nigris voted in favor of approving to authorize the Township Planner, Blais Brancheau to prepare “Master Plan Land Use Plan Element – Public Electric Vehicle Charging Infrastructure.”

3) MASTER PLAN LAND USE PLAN ELEMENT - CLIMATE CHANGE-RELATED HAZARD VULNERABILITY ASSESSMENT – BLAIS BRANCHEAU

Discussion of requirements of P.L. 2021, c.6, requiring that the land use plan element contain a climate change-related hazard vulnerability assessment.

Township Planner, Blais Brancheau

- This one will take more time and it requires that we assess what risk we have from climate change effects which include more flooding, more frequent storms and then to address those risks in the Master Plan.

A motion to approve authorizing the Township Planner, Blais Brancheau to prepare “The Master Plan Land Use Plan Element – Climate Change – Related Hazard Vulnerability Assessment and to request technical assistance from the DEP when needed” was moved by Member Byrne and seconded by Member Glawe.

Members Deehan, Monzo, Glawe, Olsen, Byrne, Critchley, Gallagher, Mayor Ferramosca, and Chairman De Nigris voted in favor of approving to authorize the Township Planner, Blais Brancheau to prepare “The Master Plan Land Use Plan Element – Climate Change – Related Hazard Vulnerability Assessment and to request technical assistance from the DEP when needed.”

VI. OTHER BUSINESS

Mayor Ferramosca

- The Planning Board is one of the premier boards in the Township, you are all professionals, you are all representatives of Hanover Township and as board members please always remind yourselves that it is important to act in a professional manner.
- You are dealing with applicants, and they need to be treated with the due respect, they might become your neighbors, so if there is a presentation that is being provided by one of these applications, it is great to seek clarity, if you want to tackle an issue do it, but never attack the individual.
- Please also focus on the materials that Ms. Bongiorno is providing us. We are also being provided with our professionals’ assessments, please limit your observations to that.

- Please do not engage in the use of external media to assess a site during a board meeting if you want to do it prior to a meeting great.
- If we give respect, we get respect.

Chairman De Nigris

- I have started conversations with Mike Sullivan, to get additional information in a tutorial way, so I will keep you posted on when Mike will have a presentation ready for the board.

Member Olsen

- I wanted to thank the mayor for giving us a reminder about this.
- We also have to remember that they are paying fees for all of this, and we have to respect them the way we want them to respect us.

VII. ADJOURNMENT

Motion to adjourn the meeting was moved by Member Olsen and seconded by Member Critchley.

In voice all present voted in favor of adjourning the meeting.

Meeting Adjourned at 7:40 PM

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