

March 15, 2019

The regular meeting of the Economic Development Advisory Committee (EDAC) of the Township of Hanover, County of Morris and State of New Jersey, was held on Friday, March 15, 2019 in Conference Room A of the Township Municipal Building, Route 10 and North Jefferson Road in the said Township, convening at 8:00 am.

Chairperson Breen announced that adequate notice for the meeting has been provided in accordance with the Open Public Meetings Act and by posting written notice of the meeting on the bulletin board in the Municipal Building in said Township and by mailing such notice to the following newspapers: Hanover Eagle, Daily Record, and the Star Ledger.

ATTENDANCE:

Present: Chairperson Breen; Vice-Chairperson Campbell; Members Facchino, Hoblitzell, Potkay, Sheridan and Struble; Alternates Elias and Shannon; Mayor Francioli; Director of Planning Ferramosca; Internal Coordinator Snow; and BA Designee Brancheau

Absent: Members Brueno, Linfante and Mian; Alternates Conklin and Florio

APPROVAL OF MINUTES:

February 15, 2018

CURRENT BUSINESS:

Topic: Critical Sites

Discussion:

Director of Planning Ferramosca stated that the Planning Board in conjunction with the Township Committee has hired two planners (Phillips & Burgis Associates) to look at both Pine Plaza (Phillips) and River Park (Burgis) to conduct Area in Need studies and potentially Redevelopment Plans. Another development is a potential new Marriot hotel near the Florham Park border on Park Avenue.

Chairperson Breen stated that the Critical Sites Subgroups should meet again and take another look at the remaining locations.

BA Designee Brancheau discussed the Bogey's site. He stated that the subgroup assigned to that site should do an outreach to the two private owners to potentially mediate the situation to a resolution. The owners are at an impasse and the sight remains undeveloped. The group discussed how this exchange should go and decided to plan the meetings.

Director of Planning Ferramosca also discussed a new Seasons 52 restaurant that could be going into Dryden Way. This restaurant is on the Parsippany border and is dependent on both Parsippany's approval of the sister restaurant, Capital Grille, on an adjacent lot and an emergency vehicle access driveway approved by the NJDOT.

Director of Planning Ferramosca stated that Fair Share Housing Center has accepted the Township's Housing Plan but legal issues are ongoing. Mayor Francioli distributed statistics on how the affordable housing units have been affecting the public school enrollment in the Township. He stated that this number that may need to be watched in the future when the new units are being created.

Chairperson Breen inquired about the status of the Corporate Mailings site. BA Designee Brancheau stated that they are before the Board of Adjustment for a variance on housing. The property has constraints due to riparian buffers and the river being located there but will probably, ultimately, result in housing.

Mayor Francioli then asked BA Designee Brancheau about the status of the potential brewery to be located at the site of the old Whippany Post Office. BA Designee stated that an application was filed but due to the flood zone, the structure is grandfathered and cannot be altered. Parking at the site remains to be an issue. Mayor Francioli stated his opinion that the site would be ideal for a park due to the limitations of the property and the historical significance of the building. BA Designee Brancheau also stated that there is discussion of the redevelopment of the VFW site.

Member Sheridan asked if any enhancements or beautification efforts would be looked at for the Whippany River. Director of Planning Ferramosca stated that the Morris County Parks Commission would have to be involved because there is massive amount of erosion that threatens the area and involves their jurisdiction and work on bank restoration. BA Designee Brancheau stated that the dam is also in question because it is in need of structural repairs and may fail. Mayor Francioli stated that the NJDEP needs to be involved with the dam issue. Chairman Breen asked about the ramifications of the dam being removed or failing. BA Designee Brancheau stated that it could jeopardize some of the housing nearby.

Director of Planning Ferramosca stated that development at the Morris County Mall is stalled due to McDonalds. The Township will allow McDonald's to build a drive-through restaurant separate from the mall complex but they have not made any efforts to move their location.

Topic: Website Status

Discussion:

IC Snow stated that there was initial negative feedback on the website from the surveys. The feedback lacked insight or constructive suggestions for future changes. The statistics showed, as expected, that there was reluctance for change from the older residents. The municipal employees have been helpful and enthusiastic in updating the website with fresh content and changes.

ADJOURNMENT:

The next meeting of the Economic Development Advisory Committee (EDAC) is scheduled for April 5, 2019.