

**Minutes of the Planning Board of the
Township of Hanover
March 10, 2020**

Vice Chairman Peter De Nigris called the Work Session Meeting to order at 7:02 PM in Conference Room “A” and The Open Public Meetings Act Statement was read into the record.

Board Secretary, Kimberly Bongiorno took the Roll Call.

In attendance were Members: Byrne, Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Glawe and Monzo.

Absent were Members: Critchley and Chairman Pinadella.

Arriving Late were Members: Olsen arrival time of 7:08 PM.

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

Members of the Public were: Terri Baird

1. Resolutions

1) **CASE NO.** 19-8-12
APPLICANT PERFORMANCE FORD OF EAST HANOVER, LLC
OWNER NORMEL REALTY
LOCATION: 70 ROUTE 10, WEST
WHIPPANY
BLOCK: 6601 **LOTS:** 6 **ZONE:** B-10

Applicant sought preliminary and final site plan approval and “C” variance relief in order to use the existing building/property for a new car dealership facility. Application approved February 25, 2020

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

A motion to approve the resolution as written was moved by member Ferramosca and seconded by Member Monzo.

Members Dobson, Monzo, and Ferramosca voted in favor of approving the resolution as written.

4. **Referral** - Ordinance No. 7-2020 which amends the submission requirements for development applications to be determined complete and authorization for Chairman to sign letter to Township Committee.

Board and Township Planner Blais Brancheau

- Reviewed and referred to hand out.

A motion for authorization for Chairman to sign letter to Township Committee was moved by Member Byrne and seconded by Member Dobson.

Members Deehan, Dobson, Olsen, Glawe, Monzo, Byrne, Vice Chairman De Nigris and Ferramosca voted in favor for authorization for Chairman to sign letter to Township Committee.

Mayor Francioli recused himself and left the room.

5. **Referral** – Ordinance No. 8-2020 amends the Township’s Zoning Map in order to create a new RM-5 Zone District and regulations to amend the PU Zone District regulations and authorization for Chairman to sign letter to Township Committee.

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

A motion for authorization for Chairman to sign letter to Township Committee was moved by Member Byrne and seconded by Member Dobson.

Members Deehan, Dobson, Olsen, Glawe, Monzo, Byrne, Vice Chairman De Nigris and Ferramosca voted in favor for authorization for Chairman to sign letter to Township Committee.

Mayor Francioli recused himself and left the room.

6. **Discussion** – Draft Ordinance: Amended Setback Requirements for Porches, Steps, Etc.

Township Planner Blais Brancheau

- Reviewed the proposed changes in fence and wall regulations.
- Referred to hand out comparing the existing versus the proposed and discussed the reason for change.

Board

- Requested Township Planner Blais Brancheau to send it to Township Committee for introduction.

7. **Discussion** – Draft Ordinance: Amended Regulations for Fences and Walls

Township Planner Blais Brancheau

- Further explained what is currently in place and what amendment is being proposed.

- Reviewed the handout with the existing versus the proposed regulations.

8. Discussion – Sign Regulations in the B-10 Zone

Vice Chairman De Nigris

- Asked the Board to postpone the Sign Regulations in the B-10 Zone for the next work session meeting to take place in April.

A motion to table to meeting to the April's work session meeting was moved by Member Ferramosca and seconded by Member Glawe.

Voice vote all present in favor to table the meeting to the April's work session meeting.

9. Other Business

Mayor Francioli

- Discussed Car dealerships coming into town, wants the Board to look at the car Dealerships along Rt. 10 and possible regulations.

Member Byrne

- Believes car dealerships don't create a great deal of traffic.

Mayor Francioli

- Would like to consider the possibility to further discuss possible regulations.

Member Ferramosca

- The space may be a reason for dealers to be attracted to Town.

Member Byrne

- Met with Ross Chomik he has approval to build 750 k of office space and they are looking for our support to build for Housing.

10. Adjournment

A motion to adjourn was made by Member Olsen and seconded by member Glawe.

Voice vote all present in favor to adjourn the meeting.

Meeting Adjourned at 8:04 PM

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