

**Minutes of the Planning Board of the  
Township Of Hanover  
April 9, 2019**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:00 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, Critchley, Deehan, De Nigris, Glawe, Nardone, Olsen and Chairman Pinadella.

In attendance with late arrival Members: Ferramosca arrived at 7:26 PM.  
Mayor Francioli arrived at 7:26 PM.

Absent were Members: Dobson.

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

**Resolutions:**

- 1) **CASE NO.** 13-12-21  
**APPLICANT OWNER** ANDREW A. & THERESA A. BELUSKO  
ANDREW & THERESA BELUSKO **LOT 36**  
CHRIS BAGLEY AND ELIZABETH MINIERO **LOT 27**  
**LOCATION:** 61 BRANFORD ROAD  
WHIPPANY  
**BLOCK:** 7602 **LOTS:** 27 & 36 **ZONE:** R-15

Applicant sought approval for a lot line adjustment to relocate the shared rear lot line between two lots. Application approved April 17, 2018. Applicant is now seeking an extension of time to perfect the minor subdivision. One year extension granted March 26, 2019.

A motion to adopt the resolution to approve for extension of time to perfect minor subdivision as written was moved by member De Nigris and seconded by member Nardone.

Members Deehan, Olsen, Glawe, Byrne, and Chairman Pinadella voted in favor of approving the resolution as written for the extension of time to perfect minor subdivision.

## Concept Review –

|    |                        |                                  |
|----|------------------------|----------------------------------|
| 1) | <b>CONCEPT NO.</b>     | CON-054                          |
|    | <b>APPLICANT/OWNER</b> | Michael Mastellone               |
|    | <b>LOCATION:</b>       | 12 Townsend Ave.<br>Cedar Knolls |
|    | <b>BLOCK:</b> 2104     | <b>LOTS:</b> 3.02                |
|    |                        | <b>ZONE:</b> R-10                |

Informal review to allow for a subdivision to build two single family homes.

### Michael Mastellone, Applicant

- Is here today to support the recent ordinance change from changing the zoning on Townsend avenue from R 15 to R 10
- I think it's a great idea and the houses on Townsend Ave would benefit from it.
- We've read the rationale behind it, we've read the master plan, the land use and think we understand exactly what you folks and town are trying to do.
- I just want to quote a couple of thigs:
  - 1) You are trying to promote the MFL of scattered vacant parcels, I happen to live right here in 1400 Ave and I have a scatter vacant parcel which is rise right here A and B.
  - 2) We are trying to buck the trend towards increasing home sizes which may be incompatible with neighborhoods of smaller homes.
  - 3) For those who are not familiar with Townsend Ave., it's composing of smaller lots and smaller homes built in the 1930's or 1940's.
  - 4) Lastly it is the zoning regulation it should limit size and scale of homes in such situations and that is exactly what we are trying to do.
- I hired Mr. Facchino to come up with a plan that I think it is in line with the intent of zone change.
- IF you look at this map it appears that Townsend Ave it is laid out and developed all at the same time
- It has predominately 60 ft. wide lots.
- What I am proposing is one more 60 ft. wide lot, which would be A on this drawing and I believe you all have my hand out as well.
- The second lot, would be lot B and that lot is a mirror image of the lot directly across from Townsend Ave.
- So what this creates is 60, 60, 60 all the way down and then you have the two 60 mirror lots, one existing and the proposed.
- Lastly you have the two larger lots at the end of the Townsend Ave.
- These lots are larger and there is a very good reason; these lots are dominated with a whole bunch of easements. You have the railroad tracks back there, you have the high and low voltage power lines you have Hanover Township sanitary sewer, Hanover Township storm sewer so the extra square footage in the lot size is very useful, I live there and it is very useful to have that.
- Come down the road and the application move forward trying to make the lots as consistent as possible and to make Townsend Ave. appear as it was develop at the same time.
- A picture is worth 1000 words and I think this is the key picture.

- Mr. Facchino can address how we have attempted to make the actual application have as few variances as possible and still main in consistency with all the other houses on the street.
- That is really what we're after and that's what our reading of the master plan and the zoning is.

**Member Nardone**

- Can you tell us what's above the proposed property?

**Michael Mastellone, Applicant**

- This is the zone line between the residential zone and the industrial zone. Here it is not showing but Fredrick Pl comes in right here, this is an office building and this is another office building Newmark and Associates, that's Frederick Pl., and then you have the railroad tracks.

**Member Nardone**

- Across the road it is still R-15 zone?

**Michael Mastellone, Applicant**

- This right here remains R-15.

**Member Nardone**

- How about the bottom part now.

**Michael Mastellone, Applicant**

- This right over the property of Rt.24 right away and this is wet lands and this is probably about 50 acres or so of undevelopable land.

**Anthony Facchino**

- The lot is 50,000 sq. ft.
- In consistency we would like to make a 60x100 sq. ft. lot which is not a deficient lot area and the remainder of this; be lot B which is what Mr. Mastellone said it is a mirror image across the way.
- We would like your opinion before we do a formal application on if this is something on would believe would support put on this neighborhood and meet the character of this neighborhood by doing the subdivision because it is a large lot and we would like to make two small ones.

**Member Nardone**

- I've got a google image that Blais gave us, I can't tell but it looks like that the property at least to the left in this image which would be on the right of yours because yours is reversed. It looks like it's close to the property line.
- The house next door, see the red line here it looks like it is right on the lot line.

**Township Planner, Blais Brancheau**

- This came from our GIS and this is not as reliable.
- Don't use aerial because it not accurate sideline setbacks.

**Michael Mastellone, Applicant**

- I can tell you what is in real life there; it's a drive way and a one care garage, in between the House and the property line.

**Township Planner, Blais Brancheau**

- If you look at the drawing submitted by the applicant.
- The house next to the smaller lot the garage and driveway are very close to the property line.

**Michael Mastellone, Applicant**

- This is the drawing that he is referencing, this is the house, that's the driveway and that's the garage.
- The garage is off the property line and the driveway is little bit more off the property line.

**Member Nardone**

- The setbacks of that property line there; it doesn't look that there is sufficient set back.

**Michael Mastellone, Applicant**

- The property line already exists there.
- This is the new proposed line right here.

**Member De Nigris**

- Lot A is 6,000 sq. ft.
- Lot B is 9,600 sq. ft.

**Anthony Faccino**

- 9,100 sq. ft.

**Member De Nigris**

- Are those straight across from lot A.
- The lot right next it you said it's a mirror image of B.

**Anthony Facchino**

- Yes you have that down in your package.

**Member De Nigris**

- Is that 100 also?
- It is 98.97. ok

**Chairman Pinadella**

- Why don't you build a big house instead?

**Michael Mastellone, Applicant**

- In our reading and that is one of the first things I said here; the trend towards increasing home sizes may be incompatible with the neighborhood of smaller homes.
- If we complete the subdivision as proposed, the two homes would be consistent with the size of the homes in the area and the lot sizes will also be consistent.
- In our reading it says that it is our intent to buff the trend of situations where you have the large house on the large property.
- We are trying to be more consisted of in the area and more consistent and more compliant with the zone.

**Chairman Pinadella**

- Blais, Do you know what the zoning was when those homes were originally built?
- We were all over this when they wanted to do something with the industrial sites, is that correct?

**Michael Mastellone, Applicant**

- Yes they wanted to subdivide a portion of the lot and make it a house.

**Chairman Pinadella**

- The lots in the back were done when it was an R – 15 zone.
- That was at one time all empty lots. Other the ones that were built 100 years ago

**Michael Mastellone, Applicant**

- Yes I think the lots were built in 3 sections.
- This used to be a driveway that went through and there was a factory Roberoide.

- The houses were company homes for their employees.
- Then this portion developed around 1978; I believe the most subdivisions occurred.
- And then I built a home in 2000.

**Member DeNigris**

- Did you get to see what Blais wrote?

**Anthony Facchino**

- Yes.
- All the houses, out of the 15 lots; 7 of them are under statue and 11 of them, 12 of them are undersized.
- Addressed concerns raised by Blais Brancheau's report dated April 8, 2019.

**Michael Mastellone, Applicant**

- You are saying if this is an existing lot line if it could be moved back; specifically could be moved in that direction.
- Strictly generates square footage because it is really just to do that.
- Right now you can see that these right now are in a specific angle for planning purposes and architectural purposes.
- Theoretically you could tilt this line a little bit; you would have to keep this line because this right here is my driveway, and get a little bit of more square footage.
- Some of the variances are created because of the undersized of the lots.
- However what we wanted to do with the houses if you look at the houses in Townsend Ave., we are going to use the prevailing situation.
- The goal is that if you drive Townsend Avenue, they are all lined up and look conforming.

**Anthony Facchino**

- Most of the houses the smaller ones are no more than 1,000 sq. ft.
- Most of the Houses in Townsend Avenue are smaller homes.
- Will comply with the height and setbacks ratios
- Will comply with FAR

**Township Planner, Blais Brancheau**

- Had an open discussion with Faccino about the setbacks, size lots.

**Chairman Pinadella**

- The problem that I see is that when we went through the rezoning of this area;it was to improve rather than reduce.
- My hope was that someday along the line somebody would come and purchase a combination of homes or lots, but it never happened.

- My intention was to keep the lots for the homes that are in the back for the larger properties to try and continue along those lines. That is what we were interested in.
- We want the larger lots rather than creating smaller lots.
- My preference would be to keep the two lots together.

### **Member Critchley**

- Doesn't see the reason for the smaller lot as 6K is too small.

### **Michael Mastellone, Applicant**

- If you look at the smaller homes and what they've done it's at the handle level.
- If you look at the result of the improvement of it; that's exactly what we want to do.
- The question is how do you transition, you have small, small, 2 medium and then 2 large it doesn't fit in.

### **Member Byrne**

- Other than maximizing one's financial return; I don't see a compelling reason to build a lot of this size.
- I would have to hear from the neighbors and see the whole thing.

### **Members Ferramosca and Mayor Francioli arrived at 7:26 PM.**

#### **Discussion – Proposed Ordinance re: Short Term Rentals - Blais Brancheau**

#### **Joe Forgione**

- The last meeting we had entered to an agreement, since then Blais has been in the site twice, walked with us.
- Apologized as he had promised Blais a plan last week but had to wait for the developers, planners and architects to approve.
- The developer has fully committed to the site.
- This site is chosen for relationship with NETJETS at Morristown Airport.
- The exact same building is developed in Boston; in suburbia not in the center of Boston they have the entrance on the side.
- Would like to bank parking spaces along the rear of the building because they do not feel that they need the parking.
- This is the exact same building, the difference was that the overhang of the canopy was directly in front of the building and now we are placing it on the side because the only entrance to this building is from Park Ave.
- And we want to have another entrance on the back so you have access to the lobby from the rear.
- The build is 25 ft. off the property line; Blais said that there is an issue with the 25 ft. set off side yard.

- Marriot worked with that and corrected the issue.
- There will be 160 rooms.
- The ordinance requires parking spaces 1.1 space and if there is a restaurant also there is a number of parking that would be required.
- Show 178 parking spaces and would like to bank 31 parking spots along property line.
- Explained the DOT and county are involved and there is a meeting next week in Madison.
- Plan calls for flyover from Rt. 24 onto creating another ramp type road to go onto Park Avenue that lets you go left on Park Ave., and avoiding the intersection on Park Avenue and Columbia Turnpike entirely.
- The plan is to try and relieve that intersection with section with a direct fly over.

### **Township Planner, Blais Brancheau**

- Discuss the OS (office services zone) Zone. This is a former met life building; this is the unity facility and their office development that is on a housing project.
- Doesn't have an ordinance for this evening because there are currently many moving parts and wants to wait to come up with a fire zone ordinance.
- Addressed changes that are proposed.
- When he develops the ordinance will try and address the parking standards for the changing trends in hotels.
- In the master plan the primary use for this OS zone is offices, services hotels and conferences.
- The idea here was to get rid of the industrial zone in this location.
- I have given you a hand out showing you what it's existing.
- This is the existing master plan and on the second sheet what is on red is what the proposal is.
- I deleted the residential from the first page because there is not residential.
- In red is what's changed, that is the lot size we increased it for office spaces, I decreased the areas for hotels entrances.
- I calculated that you can get a much higher FAR ration increased the corner rations for hotels to 75%.
- The building coverage in this property is about 67% vs 65 % and that relates to the parking.
- What I am proposing when we get to the ordinance is a more flexible parking space that recognizes the different plans of hotels that exist to allow this not to be banked. If it is not needed there is no need to get a variance.
- If that were eliminated the site would fall to the 65% ratio, we could go to 70.
- If you look at the analysis of all the lots; the end result of the OS zone you can see that the highest coverage is at 70 % except for the utility and I kind of discard utility because those where never approved by us.
- The reason why utilities are exempt is so that they can do whatever they want.
- I am proposing 65 but if you want we could make it 70.

### **Member Byrne**

- Blais, you have the original and you have the proposed; everything seems to remain the same except when you get to the hotels and when you get to baking facilities and conferences.
- Questioned how baking the parking spaces work.

- What I'm looking at is; all hotels would now have to conform to 3 acres in this zone.
- Allow for a lower parking standard if the hotel can demonstrate they do not need 1.5 spaces per room

**Township Planner, Blais Brancheau**

- Yes
- Explained.
- 1700 sq. ft. meeting room and a 12 seat restaurant bar.

**Member Byrne**

- But the maximum overall area of 75%
- It is already 5 stories.

**Mayor Francioli**

- What is the liquor license
- How many rooms?

**Member Ferramosca**

- It's 100.

**Member Byrne**

- When you are talking about improvement coverage with or without the spaces that Joe wants to bank. I assume when we talk about bank spaces; we leave them in the plan just don't build them is that what we are talking about?
- 

**Township Planner, Blais Brancheau**

- No, what's proposed this plan with the banked parking will still be 22 spaces short by order.
- To get even that you need to be at 67% - 68% coverage.
- What I am saying when we get to the ordinance; amending parking standard for hotels to allow some variation because hotels types do vary considerably in their parking not only because of restaurants and meeting rooms but also if they are long stay or short stay, etc.

**Member Byrne**

- You're talking about 65% or we can make it 70 %, I'd hate to make it 65% and add another variance it's going to be 67%.
- If we are going to change it we should change it now and might as well make it 70%

**Township Planner, Blais Brancheau**

- I also threw that out as a possibility the possibility.
- But I also said gave the alternate of keeping it at 65% which is consistent with the other lots and lowering the parking requirements.

**Member Byrne**

- The second one is fine with me.

**Township Planner, Blais Brancheau**

- Allow for a lower standard if the hotel demonstrates a certain type that doesn't need as many parking spaces.

**Member Byrne**

- Has stayed in these hotels overseas and they are beautiful, Marriot is not going to underbuilt parking for its guests.
- Hotels like the Marriot have weddings and huge gatherings.

**Member Ferramosca**

- The environmental commission is trying to get the planning board prepared and realized that they see as a trend the use of electric cars and the needs to providing charging stations.

**The Township Planner, Blais Brancheau**

- What we're going to need to do is to schedule a public hearing to adopt an amendment to the Master Plan.
- The reason for the hand out, it shows some of the changes and it is to make sure that you are ok with that.
- Questioned the board how they felt about the 10ft. setback for parking.
- The adjacent hotel has 8 ft.
- The Metlife also has parking set back
- There are a lot of variations with parking setbacks in the area.
- The board stated it is ok with that.
- The Board is Ok with the 8 ft. canopy.
- Keep in mind if it has a residential property will set larger setbacks.
- The setback will vary depending to what's adjacent.
- You have to look at the character of the zone.
- Same thing with the front parking setback with the character in the zone.
- This is not totally inconsistent with the pattern.
- Master plan hearing for May 21 and Ordinance for May 9 TC meeting.
- Master plan would be the amendment to the Master Plan and referral.
- April 23 discussion of the ordinance.
- May 9 TC committee will introduce it.

- Sometime in June Adoption of O – S ordinance by TC.

**Discussion** - Review of petition to allow annexation of a portion of Block 303, Lots 13 & 14 in the Township of Hanover by the Township of Parsippany; adoption of resolution identifying impacts of annexation - Blais Brancheau

**Township Planner, Blais Brancheau**

- Explained the Annexation at 1515 Route 10.

**Board Members**

- We've basically all have read the resolution.
- No changes.

A motion to adopting of the resolution identifying impacts of annexation as written was moved by Member Critchley and seconded by Member Ferramosca.

Members Deehan, Dobson, Nardone, Olsen, Byrne, De Nigris, Mayor Francioli and Chairman Pinadella all voted in favor of adopting the resolution identifying impacts of annexation as written.

**Kate Coffe from Day Pitney**

- Here tonight on behalf of the property 1515 Route 10.

**Township Planner, Blais Brancheau – Discussion**

- Proposed ordinance for short term rentals.

**Discussion** – Draft Amendment of the Land Use Element of the Master Plan, Draft Ordinance: O-S Zone District - Blais Brancheau

- Township Committee wanted to know thoughts before it is introduced
- This was already done.
- Board is ok with it being referred at Township Committee for introduction as written.

**Presentation** – Hanover Township Master Plan; past and present - Blais Brancheau

- Not doing it as he is not ready.

**Other Business**

- Mayor gave an update on the Dunking Donuts property.

**Board Secretary, Kimberly Bongiorno**

- Explained the violations that were sighted for the property with the blocked parking spaces and no parking signs.

### **Member Ferramosca**

- Environmental commission wants charging stations for hybrid cars added to large commercial developments.
- Recommending that any large retail zones would have a requirement to charging zone stations and at office buildings.

### **Board Secretary, Kimberly A. Bongiorno, LUA.**

- The hydrogen gas stations update – once they received their approvals they've made a few amendments to meet their condition on the resolution.
- From what I've heard they've discovered that hydrogen gas stations are not becoming as popular on this coast as they thought they would and that there is not the market that they thought there would be.

### **Board Open Discussion**

- Regarding Charging stations and their locations.
- A lot of auto manufactures have stop making combustion engines.
- Could see charging stations in Gas stations.
- People know where to go when they need to get to a charging station.
- When you go to the west coast you see them in Hotels.
- The time to charge it depends on the power of the charge.
- Thought could be done within 1 hr. to 1 ½ hrs.

### **Member Ferramosca**

- Should be at #1 Hotel, #2 Offices, and #3 Retail spaces.

### **Board Open Discussion**

- Doesn't see why it should be required.
- It would be smart to have it.
- Board agreed that it should be a recommendation on major site plans to put in charging stations but not a requirement.

### **Township Planner, Blais Brancheu.**

- Make sure that charging station counts as a parking space.

### **Board Secretary, Kimberly A. Bongiorno, LUA.**

- Gave an update on Corporate Mailings.

**Member Ferramosca**

- Working on River Park, should hear an update by hopefully Mid May.

**Township Planner, Blais Brancheau**

- May fairness hearing once done and court approves it, and then the town will have to do Master Plan amendments and zone changes.

**Member Byrne and Board Secretary, Kimberly A. Bongiorno, LUA**

- Gave an update on Whippany Center.
- There is a new application in my office; I received it two days ago.
- Not sure if there is new ownership.
- There are two new applications in Land Use Office one for Starbucks and one for rest of the site.
- Two separate applications.

**Mayor Francioli**

- Provided board with an update on Whippany Post office and open space.
- I have it in the agenda for this coming Thursday night so the Township Committee gives it another shot at discussion.
- To my knowledge they have not submitted anything else.
- We have an extension until mid-October from the county which is good in our grant which it good.
- We also have another grant from green acres.
- The town can literally acquire this property with little to not moneys from our open space funds at this junction.

**Adjournment**

A motion to adjourn the meeting was made by Mayor Francioli and Seconded by Member Critchley. All members present in favor of adjournment.

Meeting Adjourned at 8:35 PM

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