

**Minutes of the Planning Board of the
Township Of Hanover
April 12, 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 7:00 PM 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, Monzo, Neidhardt, and Olsen

Absent were Members: Glawe and Thomas

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

III. MINUTES – MARCH 15, 2022

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

A motion to approve the Minutes from March 15, 2022, as written, was moved by Member Deehan and seconded by Member Neidhardt.

In voice all present voted in favor of approving the Minutes from March 15, 2022, as written.

IV. RESOLUTIONS

1) CASE NO.	21-7-6
APPLICANT/OWNER	INTERCONTINENTAL GREAT BRANDS LLC
LOCATION:	941 ROUTE 10, EAST, WHIPPANY
BLOCK: 3901	LOT(S): 19.01 ZONE: B-10

Applicant sought Preliminary and Final Site Plan Approval to use the existing building as its global research design and scale up laboratory by renovating the interior of the building and proposing minor site curbing, landscaping, loading and dumpster area modifications and other related site improvements. The applicant sought variance relief for roof coverage, rooftop equipment height and loading aisle width, as well as any and

all other variances that may have been required. **APPLICATION APPROVED WITH CONDITIONS MARCH 15, 2022.**

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

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

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

V. DISCUSSION ITEMS

VI. OTHER BUSINESS

Chairman De Nigris

- The work session meetings will be held via zoom, the other meetings will be in person.
- Starbuck got "D.O.T." approval and I think Gerry and Blais are working with them.
- One of the questions I have and Blais maybe you can help me on this one, I would like to see if we can include in the resolution, a standard phrase if you will, something with property management while these projects are going up.
- I realize that is in the ordinance, but I do not think that the clients see it. I was just wondering if we can do it, what do you think Blais?

Township Planner, Blais Brancheau

- It is in the property maintenance ordinance, if it is not, it should be.
- I would go with Kim; I would defer to Mike on that.

Member Critchley

- Pete, do you have an update on the Pine Plaza?

Chairman De Nigris

- Only what I hear unofficially and are strictly rumors and further elaborated on it.

Mayor Ferramosca

- The Township Committee is requesting of our Planner and Mr. Byrne is helping us with this that we provide a status of as to where are we with some of the approvals that are taking place and further elaborated on it.
- The deputy Mayor and I have worked on an initiative to try to control the flow of traffic as we see the significant build out of additional housing in just not our community but adjoining communities, there is going to be a significant increase in traffic volume.

- That traffic volume affects specifically an area that we all concern about, it is 1515 Route 10. That is a shared piece of property between Hanover Township as well as Parsippany, and the majority of it is in Parsippany.
- In that location there will be a large project with residential units as well as a redesign of the traffic flow on how you would access and further explained it.
- The good news is that our Township Engineer is now working with the Parsippany Township Engineer to produce a plan to stop the flow of traffic onto Johnson Road which could lead to Malapardis Road and the entire Cedar Knolls community and Morris Plains.
- Regarding the traffic flow from American Way to what they call Morristown into the areas of Cedar Knolls as well as Countrywood and Trailwood and after much work and a full traffic study the Township Committee passed a resolution that would be altering the traffic flow on Forest Way and further explained it.

Member Byrne

- This analysis that Blais is working on, will not necessarily answer Mr. Critchley's question, you will know that for that development they have received their approvals or working on outside approvals, if they stop working you know once we give an approval is to some degree out of our hands.
- Chimney Rock Inn, in Route 10, they have their approvals, but they have gone silent so in a lot of cases you are going to see approved developments where the developer has for whatever reason decided not to move forward at this time.
- So, I do not want you to think that this document is going to maybe give us the kind of answers that we are looking for.

Member Neidhardt

- When a lot of these developments were approved interest rates were close to zero and with inflation at eight and half percent and not looking like it is going down, the cost of borrowing money is getting higher that greatly affect these developers so I would not be surprised that some of these project that have been approve go on stand still for an exceedingly long time.

Member Monzo

- First John that was a good move, John is working with Parsippany, I recalled that meeting. At the top of American road is that going to be the limitation 24/7 or is it one way in the morning and one way in the afternoon?

Mayor Ferramosca

- Addressed member Monzo's question and stated a cul-de-sac circle will be installed at the bottom that will allow traffic to exit out and further elaborated on it.

Member Monzo

- With regards to the projects that have been approved that are stalled or even those that are going forward we talked about this may be a year or so ago of having a quarterly review for us because as members of

the planning board we get asked questions of the residents as to where these projects stand, is it something that we can revisit perhaps at another meeting as far as getting some sort of rotational update?

Member Byrne

- Once these things are approved there is no one updating anybody for the most part and further elaborated on it.

Chairman De Nigris

- There is no obligation that is part of the problem for the applicant to notify us of what is going on.

Member Deehan

- Did they ever come back for the units behind "CVS"? They came and wanted a bigger number and we told them a smaller number.

Township Planner, Blais Brancheau

- I do not remember; I know we did not say no completely to any units, but we did not look favorably to the number of units they were looking for. They never came back.

VII. ADJOURNMENT

A motion to adjourn the meeting was made by Member Byrne and seconded by Member Monzo. All members present in favor of adjourning.

Meeting Adjourned at 7:22 PM

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