

**Minutes of the Planning Board of the  
Township Of Hanover  
May 10, 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 via ZOOM Webinar only 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: Critchley, Deehan, De Nigris, Mayor Ferramosca, Gallagher, Glawe, Monzo, Neidhardt.

Absent were Members: Byrne and Olsen

Members of the Public were: None

Also present were Attorney for the Board, Michael Sullivan, Esq.  
Board Secretary, Kimberly A. Bongiorno, LUA  
Township Engineer, Gerardo Maceira, P.E.  
Township Planner, Blais Brancheau

**III. MINUTES – APRIL 12, 2022**

**Chairman De Nigris**

- Pointed out typographical mistakes so that corrections are made accordingly.

A motion to approve the Minutes from April 12, 2022, with typographical corrections made was moved by Member Glawe and seconded by Member Deehan.

In voice all present voted in favor of approving the Minutes from April 12, 2022 with the suggested corrections.

**IV. RESOLUTIONS None**

**V. DISCUSSION ITEMS**

**DISCUSSION RE: OLD WHIPPANY CENTER ZONING – BLAIS BRANCHEAU**

**Township Planner, Blais Brancheau**

- Briefly went over some of the issues and asked the board for authorization to produce ideas to address it while also explaining some the limitations that are present.
- Again, any solutions are going to need further study and I will have to come back to the board before I spend that effort doing that, I want you buying on the need to study this and see what we can comeback with.

### **Member Neidhardt**

- I think there should be some direction given because I can see this going into two different directions, and further elaborated on it. I would think if we can produce some type of zoning it would encourage perhaps the consolidation of some of these smaller lots into a more beneficial use without opening ourselves up to developers to come in and do whatever they want.
- If we had something specific in mind in terms of a plan thinking strategically and further explained it.

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

- I have some ideas along the same line and further elaborated on it.
- Until you study it, what direction do you give? So, I see it as a process where I comeback to the board with some proposals and then you react and give me direction to go further with it or not.

### **Member Thomas**

- This intersection of Mount Pleasant and Parsippany Road is a major flooding area, business shy away from this area, maybe we should look at rezoning or redistricting, I think Gerry would need to get involve with us to look at where is the floodplain in this area and further elaborated on it.
- I do not know the right answer that is why I am throwing out to you, is this a business zone?

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

- That would be part of the study. I acknowledge the flood issues and further explained it.
- Addressed Member Gallagher's question regarding if his conversation started with 'nobody has asked me this before, but I was thinking about it,' and stated that he had a meeting with representatives of "Il Capriccio" and further elaborated on it.

### **Chairman De Nigris**

- I would like to suggest is to give Blais the authority to explore it and Blais keep in mind all the good points that have been mentioned this evening. How does the Board feel about giving Blais the authority to move ahead, to explore it keeping in mind all the good points that have been said and see where we go?

### **Member Gallagher**

- I would be in support of looking at it for a flood area, for a potential of traffic improvement in the future, but as far as going as discussion zone that is way ahead of us.
- I would not support going any further that looking at flooding and traffic mediation.

### **Chairman De Nigris**

- Addressed Member Neidhardt's question regarding what lots "Il Capriccio" owns and if it is feasible the county transportation people would want to create some type of a ramp directly to Route 10 there.

### **Member Critchley**

- Blais, we undertook that project where we look at Route 10, is not what we are doing here, not changing zoning but cleaning up some of the inconsistencies?

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

- I think so, it is a change in zoning, it may keep the B-10 district but it may have change to an overlay or something like that and further elaborated on it.
- Addressed Member Monzo's question regarding what is driving what?

### **Member Monzo**

- I would make a motion to allow Blais to go about what he thinks is the best approach to conducting a fact finding on this to report back to the Board so we are more knowledgeable about what the alternatives will be.

### **Board**

- Had an open discussion regarding how they would like to proceed.

A motion to authorize Mr. Brancheau to explore the whole area inclusive of all the components and study all area aspects was made by Member Monzo and seconded by Member Critchley.

Members Deehan, Monzo, Glawe, Neidhardt, Thomas, Critchley, Mayor Ferramosca and Chairman De Nigris voted in favor of authorizing Mr. Brancheau to explore the whole thing inclusive of all the components and study all area aspects.

Member Gallagher voted against authorizing Mr. Brancheau to explore the whole thing inclusive of all the components and study all area aspects.

### **Mayor Ferramosca**

- "EDAC" has brought up to us many times if we can improve the street scape on Ridgedale Avenue, my ask would be for Blais to do some fact finding on Ridgedale Avenue and further elaborated on it.

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

- I am meeting at eight o'clock tomorrow morning with "EDAC" to continue the discussion of street scape improvements, right now the focus is on what can be done in time for meeting certain grant

deadlines, but I know that subcommittee is interested in continuing the discussion about Ridgedale Avenue, so it is not dead, it has been diverted by other more urgent deadlines.

- Agreed to Member Monzo's request that he provides a ten-minute overview as to where things are.
- Addressed Chairman De Nigris's comments pertaining to what he wants clarified by "EDAC," such as what they want to see and what is their point of view by stating that EDAC is looking at promoting economic development through beautification as well as pedestrian and quality of life issues and connectivity, further elaborating on it.
- Addressed Member Gallagher's concept and advised they are painfully aware of the financial aspect of things.
- Addressed Chairman De Nigris's question about funding by stating there are three sources of funding, taxpayer through general funding, grants or developer funding and further elaborated on it.
- Held an open discussion with board members regarding the discussion for the next work session and the work done by him and Gerry and Ridgedale Avenue.

### **DISCUSSION RE: D-S ZONE CLASSIFICATION AND REGULATIONS – BLAIS BRANCHEAU**

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

- The DS zone is an old zone in Hanover Township, it has two areas, one being the "Morris County Mall, Cedar Knolls location," and the other one is "behind Pine Plaza" the hope at the time was that it would be part of that center which did not happen.
- The zoning really needs to recognize it for what it is, and what it is, is what is going to stay for the near future.
- The zoning including the zoning regulations should consider the uniqueness of that use and recognize for what it is, same thing here.
- This is a simpler fix in that is basically one property, we know what is there and we already have regulations, those might need tweaking to eliminate the messiness that was created because of the designed shopping center designation, that is what I am essentially asking the board for, to allow me to move forward with so that I can comeback with a proposal to you for that property.
- I also recently met with representatives of the Morris County Mall, and you may know they are looking at reoccupying that mall with a food store, in our discussions with them we welcome the coming back to life of that shopping center and further explained it.

A motion to authorize Mr. Brancheau to look at both areas to update zoning was made by Member Neidhardt and seconded by Member Gallagher.

Members Deehan, Monzo, Glawe, Neidhardt, Thomas, Critchley, Gallagher, Mayor Ferramosca, and Chairman De Nigris votes in favor of authorizing Mr. Brancheau to look at both areas to update zoning.

### **DISCUSSION RE: 26 PARSIPPANY ROAD ZONING – BLAIS BRANCHEAU**

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

- That is the corporate mailings property, which as you probably know is under construction for a multifamily housing project.
- The zoning what is in place today is not for what is under construction today but for a lower density different type of development and further explained it.
- All I am asking for is authorization is to prepare amended regulations that would recognize what is under construction and what has already been approved in the zoning.
- Addressed Member Neidhardt's question regarding if this would require rezoning or just changing the designation of B-P2 and what is Oak Ridge's zone.

Members Gallagher, Neidhardt and Mayor Ferramosca abstained their vote.

A motion to authorize Mr. Brancheau to prepare amended regulations that would recognize what is already approved in the zone was moved member Critchley and seconded by Member Monzo.

Members Deehan, Monzo, Glawe, Thomas, Critchley and Chairman De Nigris voted in favor of authorizing Mr. Brancheau to prepare amended regulations that would recognize what is already approved in the zone.

## **VI. OTHER BUSINESS**

### **REFERRAL OF ORDINANCE 16-2022 TO THE TOWNSHIP COMMITTEE and AUTHORIZATION FOR CHAIRMAN TO SIGN LETTER – FOR AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 166 AMENDING THE TOWNSHIPS ZONING MAP TO CHANGE THE ZONE CLASSIFICATION OF CERTAIN PROPERTIES FROM THE R-40N DISTRICT TO THE R-10 ZONE DISTRICT, TO AMEND THE PARKING REQUIREMENTS, AND TO AMEND THE DEVELOPMENT STANDARDS FOR THE PU ZONE**

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

- I have sent to the Board a draft letter which will be sent to the Clerck to give to the Township Committee, the hearing on the ordinance is Thursday night and essentially what the letter does is outlines what is proposed, talks a little of the background between the Planning Board's recommendations and where we are today, it says that it is not consistent with the Master Plan and further explained it, and it lays out a number of reasons why the Planning Board is recommending even though it is not consistent with the Master Plan, and further elaborated it on it.

A typographical correction was pointed out by Mr. Brancheau.

A motion to authorize the "REFERRAL OF ORDINANCE 16-2022 TO THE TOWNSHIP COMMITTEE and AUTHORIZATION FOR CHAIRMAN TO SIGN LETTER" was made by Member Critchley and seconded by Member Deehan.

Members Deehan, Monzo, Glawe, Neidhardt, Thomas, Critchley, Gallagher, Mayor Ferramosca and Chairman De Nigris votes in favor of authorizing the "REFERRAL OF ORDINANCE 16-2022 TO THE TOWNSHIP COMMITTEE and AUTHORIZATION FOR CHAIRMAN TO SIGN LETTER"

**Township Engineer, Gerardo Maceira P.E.**

- Gave an update on the status of “Chimney Rock”

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

- They are on our May 18<sup>th</sup> compliance meeting.

**Chairman De Nigris**

- Addressed Member Glawe’s question regarding zoom and in person meetings.

**VII. ADJOURNMENT**

A motion to adjourn the meeting was made by Member Glawe and seconded by Member Monzo.

Meeting Adjourned at 8:08 PM

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