Minutes of the Township of East Hanover Land Use Planning Board Meeting held on Tuesday, February 24, 2026, located at East Hanover Township 411 Ridgedale Avenue.

Vice Chairman Elwood called the meeting to order at 7:00 P.M.

Flag Salute and Invocation: Councilwomen Jandoli

SWEARING IN: Linda Knoll – Alternate Member #1

Roll Call:	PRESENT	ABSENT
	Jandoli	Salemme
	Marra	Cosenzo
	Elwood	Orgel
	Lombardi	LaSalvia
	Lembo	DeMaio
	Castano	
	Knoll	

Also Present: William Rush, Esq., Land Use Planning Board Attorney
Craig Zimmermann, PE, CME, Board Engineer
Darlene Green, PP, AICP, Board Planner

APPROVAL OF MINUTES: None

CHAIRMAN'S REPORTS: None

CORRESPONDENCE:

1. Stephen & Danielle Calvo 1A Ivy Court, Block: 40.12 Lot: 26.01 - Extension of time of 190-day period to filing of the minor subdivision deed. Resolution 15-2026
2. AD Asset Acquisition & Properties LLC, 387 Ridgedale Avenue, Block: 42 Lot: 56 - Extension of time of 3 years. Extension of time granted
3. 37 Wills Court LLC c/o Carmen Yannuzzi, 298 Ridgedale Avenue Block: 130 Lot: 20 – To be Carried to March 24, 2026

DISCUSSION: None

SWEARING IN OF PROFESSIONALS: Darlene Green & Craig Zimmermann

PUBLIC INPUT: None

RESOLUTION:

1. 1 ST Light Sales Corp, Public Storage – 300 Route 10, Block: 96 Lot: 57 – D1 Use Variance for community roof mount solar array.
2. River Road Property LLC - 380 River Road, Block: 40.03 Lot: 24, Minor subdivision w/variances for lot area, front, rear yard & side yard setbacks. Lot area required 20,000 sq ft proposing 14,119 & 14,041 lot size.

Resolutions Approved

PUBLIC HEARING:

Township's Fourth Round Housing Element & Fair Share Plan entitled "Amended 2025 Housing Element & Fair Share Plan"

Present: Darlene Green - Township Planner

Ms. Green discussed the adoption of the Township's Fourth Round Housing Element and Fair Share Plan entitled **"Amended 2025 Housing Element & Fair Share Plan" (HEFSP)**, which will amend the Township's Master Plan. The Planning Board adopted HEFSP by resolution.

The proposed HEFSP was prepared in accordance with **N.J.S.A. 40:55D-28(b)(3)** of the Municipal Land Use Law (MLUL), the mandatory requirements of a Housing Element under the recently amended **New Jersey Fair Housing Act (P.L. 2024, c.2)**, applicable regulations of the New Jersey Council on Affordable Housing (COAH), and Administrative Office of the Courts Directive #14-24.

The HEFSP also outlines the actions taken, and those to be taken, by the Township to create a **"realistic opportunity"** to satisfy its **"fair share"** of the regional need for affordable housing.

As an element of the Township's Master Plan, the HEFSP describes how the Township will meet its **Fourth Round (2025–2035) affordable housing obligation** through various compliance mechanisms.

The Township's Fourth Round affordable housing obligation has been determined to include:

- A **present need (rehabilitation component)** of **zero (0)** units
- A **prospective need (new construction obligation)** of **two hundred seventy-one (271)** units for the period **2025–2035**

The HEFSP has been forwarded to the Township Council for review and approval.

Public Input: none

Councilwomen Jandoli made a motion to approve the Housing Element. Second Mbr. Castano
Roll Call: AYES, Castano, Lembo, Knoll, Marra, Forgione, Councilwomen Jandoli, VC Elwood
NAYS none

PUBLIC HEARING:

37 Wills Court LLC c/o Carmen Yannuzzi, 298 Ridgedale Avenue Block: 130 Lot: 20 D (1) Use Variance & Variances for Buffer, Curbing, Sidewalks, Shade trees, Outdoor Storage, Striping, Side yard setback, accessory building, & variance for buffer. Construct a 400 sq ft. garage w/ indoor & outdoor storage of equipment. The front house has a residential tenant & existing garage for office space. Parking spaces, landscaping & drainage improvements & Major Soil Moving permit.
Carrie to March 24, 2026

Mbr. Castano made a motion to adjourn the meeting. Second Mbr. Marra
Roll Call: All AYES

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Lisa Kiss
Land Use Planning Board Secretary