



PLANNING BOARD

TUESDAY, JANUARY 11, 2022

NOTICE IS HEREBY GIVEN THAT THE PLANNING BOARD OF THE TOWNSHIP OF HANOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY WILL HOLD A **REGULARLY SCHEDULED PUBLIC MEETING ON TUESDAY, JANUARY 11, 2022, AT 7:00 PM BY WAY OF a ZOOM WEBINAR ONLY**. THE FOLLOWING IS AN AGENDA FOR SAID MEETINGS AND FORMAL ACTION MAY OR MAY NOT BE TAKEN ON A PORTION OF THIS AGENDA. THE PUBLIC IS INVITED AND MAY ATTEND SAID MEETINGS SUBJECT TO THOSE AREAS OF CONSIDERATION DESIGNATED, IF ANY, FROM WHICH THE PUBLIC MAY BE EXCLUDED PURSUANT TO SECTION 7B & 8 OF THE LAWS OF 1975.

PUBLIC MEETING 7:00 P.M. VIA ZOOM WEBINAR ONLY

Please click the link below to join the webinar:

<https://zoom.us/j/92287812000?pwd=T2VNUFJ6YnZiWnlFR0hYdm1FRERqUT09>

Passcode: PBJAN11

Telephone Dial In:

1 301 715 8592 or 1 312 626 6799 or 1 646 558 8656 or 1 253 215 8782 or 1 346 248 7799 or 1 669 900 9128

Webinar ID: 922 8781 2000

Passcode: 3509181

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|---|----------------------------|
| I. STATEMENT OF COMPLIANCE | Kimberly A. Bongiorno, LUA |
| II. ROLL CALL | Kimberly A. Bongiorno, LUA |
| III. APPOINTMENTS/REAPPOINTMENTS | Kimberly A. Bongiorno, LUA |

John Ferramosca Class I Mayor One (1) Year Term Ending 12/31/22

Thomas "Ace" Gallagher Class III Deputy Mayor & Director of Planning One (1) Year Term Ending 12/31/22

J. William Byrne Class II Member One (1) Year Term Ending 12/31/22

Michael Critchley Class IV Member Four (4) Year Term Ending 12/31/25

Charles Monzo Class IV Member Four (4) Year Term Ending 12/31/25

James Neidhardt Class IV Alt. 1 Member Two (2) Year Term Ending 12/31/23

Charles Thomas, Jr. Class IV Alt. 2 Member Filling unexpired Two-Year Term Ending 12/31/22

IV. REORGANIZATION

- 1) ELECTION OF CHAIRPERSON
- 2) ELECTION OF VICE CHAIRPERSON
- 3) RESOLUTIONS
 - a. Designation of Official Newspaper
 - b. Designation of Board Attorney
 - c. Appointment of Board Secretary
 - d. Adoption of Schedule of Meeting Dates for the Year 2022
 - e. NJ Federation of Planning Officials Membership for the year 2022
 - f. Designation of Completeness Officials

REGULAR WORK SESSION MEETING OF THE PLANNING BOARD CALLED TO ORDER

V. MINUTES FOR APPROVAL DECEMBER 21, 2021

VI. RESOLUTIONS:

1) CASE NO.	17-1-1-E1-2-3
APPLICANT	LIDL U.S. OPERATIONS, LLC
OWNER	LOTS 3&4 KRAL REALTY, LOT 5 ROY ROCK LLC
LOCATION:	234, 238, 242, 244 RIDGEDALE AVENUE
	CEDAR KNOLLS
BLOCK: 1702	LOTS: 3, 4, 5 ZONE: IB-2

Applicant sought two allowable periods of protection for approvals granted March 21, 2017, and resolution memorialized on March 28, 2017. Applicant sought Preliminary and Final Site Plan approval and bulk variance relief to construct an approximately 35,962 square foot grocery store and install 181 parking spaces. Applicant also proposed two façade signs and one pylon sign to identify the grocery store. Applicant proposes to install associated improvements including but not limited to parking, drainage improvements and landscaping. Application was approved with amendments and conditions. **EXTENSION OF APPROVALS UNTIL DECEMBER 4, 2022, GRANTED DECEMBER 21, 2021**

- 2) **CASE NO.** 20-1-1-R3
 APPLICANT 1515 PARSIPPANY LLC
 OWNER LOT 12 SMCMUA
 LOT 13.01 1515 PARSIPPANY LLC
 LOT 14.01 1515 PARSIPPANY LLC
 LOT 10 NJ DOT
LOCATION: OFF MALAPARDIS RD., REAR CROSS RD., ROUTE 10
BLOCK(S): 303 **LOT(S):** 12, 13.01, 14.01 **ZONE(S):** REDEVELOPMENT
BLOCK(S): 1002 **LOT(S):** 10 AREA

Applicant sought a modification to a condition of the resolution for case # 20-1-1-R1 that was memorialized on October 12, 2021, where the applicant sought Preliminary and Final Site Plan approval for a phased development to modify an existing stormwater basin and related conveyance system, parking area and access driveway modifications, a pad for a future hotel and related improvements. Application for development approved with conditions September 21, 2021. **APPLICATION FOR RESOLUTION MODIFICATIONS APPROVED DECEMBER 21, 2021.**

VII. PUBLIC BUSINESS

- 1) **CASE NO.** 21-12-11
 APPLICANT/CONTRACT PURCHASER
 190 PARK AVENUE REDEVELOPERS URE, LLC
 OWNER LSREF THREE/AH CHICAGO LLC%RYAN LLC
 LOCATION: 190 PARK AVENUE, WHIPPANY
 BLOCK: 4802 **LOT(S):** 1 **ZONE:** O-S

REQUEST TO AMEND MASTER PLAN LAND USE ORDINANCE TO ALLOW FOR A MINOR SUBDIVISION

- 2) DRAFT PROPOSED ORDINANCE – IMPROVEMENT COVERAGE IN THE SINGLE-FAMILY RESIDENTIAL ZONES - BLAIS BRANCHEAU
- 3) DRAFT PROPOSED ORDINANCE – SETBACKS FOR PATIOS, DECKS, POOLS AND OTHER OUTDOOR RECREATIONAL STRUCTURES - BLAIS BRANCHEAU
- 4) DRAFT PROPOSED ORDINANCE – AH-2 OVERLAY ZONE, PU ZONE AMENDMENT AND ZONING MAP AMENDMENTS - BLAIS BRANCHEAU

VIII. OTHER BUSINESS

IX. ADJOURNMENT