

**PLANNING BOARD**  
**AGENDA**  
**TUESDAY, FEBRUARY 19, 2019**

NOTICE IS HEREBY GIVEN THAT THE PLANNING BOARD OF THE TOWNSHIP OF HANOVER, COUNTY OF MORRIS, AND STATE OF NEW JERSEY WILL HOLD A REGULARLY SCHEDULED **PUBLIC MEETING ON TUESDAY, FEBRUARY 19, 2019 IN THE MUNICIPAL BUILDING LOCATED AT 1000 ROUTE 10 WEST AND NORTH JEFFERSON ROAD, WHIPPANY, NEW JERSEY,** IN SAID TOWNSHIP. THE CONFERENCE PORTION OF THE MEETING WILL BE HELD AT 7:00 P.M. IN CONFERENCE ROOM A, FOLLOWED BY THE REGULAR MEETING AT 7:30 P.M. IN THE MAIN MEETING ROOM.

THE FOLLOWING IS AN AGENDA FOR SAID MEETINGS AND FORMAL ACTION WILL 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.

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**CONFERENCE 7:00 P.M. IN CONFERENCE ROOM "A"**

**Concept Review –**

- 1)     **CONCEPT NO.**                     CON-051  
       **APPLICANT**                     JMF PROPERTIES GROUP LLC  
       **OWNER**                         PADKOWSKY & PADKOWSKY, INC.  
       **LOCATION:**                     691 ROUTE 10  
  WHIPPANY  
       **BLOCK:** 8803         **LOTS:** 6.01   **ZONE:** B-10

Concept for a 1,000 sq. ft. office and 9,000 sq. ft. warehouse for a total of a 10,000 sq. ft. building.

**PUBLIC MEETING 7:30 P.M. IN THE MAIN MEETING ROOM**

**I.     STATEMENT BY PRESIDING OFFICER**

**II.    ROLL CALL**

**III.   RESOLUTIONS**

- 1)     **CASE NO.**                         18-7-16  
       **APPLICANT/OWNER**           CLARA REALTY INC.  
       **LOCATION:**                     633 NJ STATE HIGHWAY ROUTE 10 EAST  
  WHIPPANY  
       **BLOCK:** 4201         **LOTS:** 4         **ZONE:** R-10

Applicant sought preliminary and final site plan approval and "C" variance relief in order to enclose and existing outdoor dining courtyard making it into an area for the interior seating of restaurant customers. Adding a 171 sq. ft. storage area. Adding a new 252 sq. ft. refuse and recycling area consisting of a concrete pad and solid fence enclosure, as well as other onsite improvements. APPLICATION APPROVED JANUARY 22, 2019.

**IV. MINUTES – JANUARY 15 & 22, 2019**

**V. PUBLIC HEARINGS**

- 1) **CASE NO.** 18-8-17  
**APPLICANT/OWNER** TR STERLING HANOVER LLC  
**LOCATION:** 2101 GLEN DRIVE  
CEDAR KNOLLS  
**BLOCK:** 2503 & 2701 **LOTS:** 23 & 6 **ZONE:** R-M

Applicant is seeking preliminary and final site plan approval in order to install a dog run, two entrance signs and extend the patio and grill station at the Clubhouse. Application is variance free.

***Board Action Date – FEBRUARY 19, 2019***

- 2) **CASE NO.** 18-10-18  
**APPLICANT** HARTZ MOUNTAIN INDUSTRIES, INC.  
**OWNER** 118 ALGONQUIN PARKWAY LLC  
**LOCATION:** 118 ALGONQUIN PARKWAY  
WHIPPANY  
**BLOCK:** 6801 **LOTS:** 2 & 5 **ZONE:** I

Applicant is seeking preliminary and final site plan approval in order to install a solar panel array consisting of 954 PV modules. Entire array will be enclosed via a fence. Current area is an open field with no above ground utilities.. Application is variance free.

***Board Action Date – FEBRUARY 23, 2019***

- 3) **CASE NO.** 18-2-4  
**APPLICANT/OWNER** 2H LLC  
**LOCATION:** 500 ROUTE 10  
WHIPPANY  
**BLOCK:** 7501 **LOT(S):** 7 & 8 **ZONE:** B-10

Applicant is seeking preliminary and final site plan and “C” variance relief for exterior improvements to the building such as terraces, aesthetic designs and new signage and to provide additional ingress/egress access, add and elevator vestibule for handicap access and restriping the parking lot in order to have 28 defined parking spaces.

***Board Action Date – MARCH 1, 2019***

**VI. OTHER BUSINESS**

Referral of Ordinance 6-2019 – Amending Article X Performance and Maintenance Guarantees including sections 166-63 through 166-73 under chapter 166 if the code of the Township entitles Land Use and

Development Legislation in order to make said chapter consistent with the New Jersey Municipal Land Use Law and authorizing the Chairman to sign referral letter to the Township Committee.

**VII. ADJOURNMENT**