



PLANNING BOARD

TUESDAY, FEBRUARY 23, 2021

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, FEBRUARY 23, 2021 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/96817663659?pwd=M0w2Q0htam5PblNwY1VGdUppd0ZNQT09>

Passcode: PBMEETING

Or 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: 968 1766 3659

Passcode: 473170771

I. STATEMENT BY PRESIDING OFFICER

II. ROLL CALL

III. RESOLUTIONS	CASE NO.	19-10-15-R1
	APPLICANT/OWNER	RIVER PARK BUSINESS CENTER, LLC
	LOCATION:	34 EDEN LANE, WHIPPANY
	BLOCK: 3801	LOTS: 2 ZONE: RIVER PARK
	REDEVELOPMENT PLAN	

Applicant sought Preliminary and Final Site Plan, Preliminary and Final Major Subdivision approval to construct a four-story 81-unit apartment building, including temporary office space, parking garage and related improvements and to subdivide the existing 73-acre tract into four lots. APPLICATION APPROVED WITH CONDITIONS FEBRUARY 16, 2021

SUBJECT TO CHANGE

IV. MINUTES – February 16, 2021

V. PUBLIC HEARINGS

- 1) **CASE NO.** 18-3-6-R1
APPLICANT RJ PARENT INVESTORS, LLC (LOWE’S)
OWNER RJ PARENT INVESTORS LLC
LOCATION: 230 HANOVER AVENUE
CEDAR KNOLLS
BLOCK(S): 601 **LOT(S):** 1 **ZONE(S):** IB-3

Applicant is seeking amended approval requesting a reduction in number of required replacement trees from the approved site plan application for preliminary and final site plan approval as well as “C” variance relief to construct a +/-138,954 SF. Lowe’s home improvement and garden center along with a +/- 5,585 SF convenience store and service station. The applicant further proposed parking areas and driveways, stormwater management facilities, associated utilities, landscaping, and related site improvements. Application approved April 17, 2018 and resolution memorialized May 8, 2018. **CASE CARRIED BY LETTER TO MARCH 23, 2021**

Board Action Date – MARCH 31, 2021

- 2) **CASE NO.** 17-11-17
APPLICANT/OWNER RELAP, LLC
LOCATION: 155 ALGONQUIN PARKWAY
WHIPPANY
BLOCK: 6903 **LOTS:** 3 **ZONE:** I

Applicant is seeking preliminary and final site plan approval and “C” variance relief to modify and rearrange the parking layout to include an additional seventeen (17) parking spaces. The applicant will also be modifying the affected grading and drainage plan, adding light fixtures, and adding a second driveway entrance. **APPLICATION CARRIED BY LETTER TO TBD.**

Board Action Date – MARCH 31, 2021

- 3) **CASE NO.** 20-5-7
APPLICANT/OWNER CARMELA POLISE KRAUEL TRUST c/o Gerald Oliverie, TTEE
LOCATION: 563-565 ROUTE 10 EAST
WHIPPANY
BLOCK: 4203 **LOTS:** 5 **ZONE:** B-10

Applicant is seeking Preliminary and Final Site Plan and “C” Variance relief to stripe the rear paved area for parking and dumpster area. A variance is requested for parking

setback where the current pavement is less than 5 feet from the side yard. New lighting (full cutoff) is proposed for the rear parking area.

Copies of the filed Application forms and supporting documents submitted by the applicant can be reviewed at the following link:

<https://drive.google.com/drive/folders/1OaUrqTh4bbgw65ixYdEvm4fkKm8XTE29?usp=sharing>

Board Action Date –FEBRUARY 28, 2021

VI. OTHER BUSINESS

VII. ADJOURNMENT