



**PLANNING BOARD**

**VIA ZOOM WEBINAR ONLY**

**TUESDAY, APRIL 27, 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, APRIL 27, 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/92335768314?pwd=TEh0aWxzOGV6RjZGMXA4MEdGYkVpZz09>

Passcode: PBAPRIL27

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: 923 3576 8314

Passcode: 342913379

**I. STATEMENT BY PRESIDING OFFICER**

**II. ROLL CALL**

**III. RESOLUTIONS: NONE**

**IV. MINUTES – APRIL 20, 2021**

*SUBJECT TO CHANGE*

**V. PUBLIC HEARINGS**

1) **CASE NO.** 21-2-1  
**APPLICANT/OWNER** HANOVER TOWNE CENTER, LLC (Commercial Phase A)  
HANOVER TOWNE CENTER RESIDENTIAL (Residential Phase B)  
**LOCATION:** 831 ROUTE 10, 99 MT. PLEASANT AVE.,  
851 ROUTE 10, 859 ROUTE 10, 92 MT. PLEASANT AVE.

**BLOCK(S):** 4221/8803 **LOT(S):** 10,11,12,13,14/17 **ZONE(S):** B-10 subject to Redevelopment plan adopted 7/9/20 & last amended by ordinance 12/10/20.

Applicant is seeking Preliminary and Final Site Plan, Preliminary and Final Major Subdivision and “C” variance relief. The applicant proposes a commercial component (Phase A) with an approximately 162,000 sf. "big box" building and gas station and a residential component (Phase B) with 60 for-sale market-rate townhomes, together with associated parking areas, storm drainage, utilities, lighting, landscaping, and other improvements consistent with the Redevelopment Plan for the property.

**CASE PARTIALLY HEARD AND CARRIED FROM APRIL 20, 2021**

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

<https://www.dropbox.com/sh/gmb4j9kko42mrn6/AABZZ7Ri3a8YJkqZaLc90OK4a?dl=0>

*Board Action Date – MAY 31, 2021*

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**