



PLANNING BOARD

VIA ZOOM WEBINAR ONLY

TUESDAY, MAY 18, 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, MAY 18, 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/96469496194?pwd=Z3pScjJSNHgrZ0xMZ3FNajg1eWdLZz09>

Webinar ID: 964 6949 6194

Passcode: PB MAY18

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

Webinar ID: 964 6949 6194

Passcode: 7448301

I. STATEMENT BY PRESIDING OFFICER

II. ROLL CALL

III. RESOLUTIONS:

- 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.

SUBJECT TO CHANGE

Applicant sought Preliminary and Final Site Plan, Preliminary and Final Major Subdivision and “C” variance relief. The applicant proposed 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.

APPLICATIONS APPROVED WITH CONDITIONS APRIL 27, 2021. TWO SEPARATE RESOLUTIONS WILL BE ADOPTED. One for the Commercial and one for the Residential portions of the application.

IV. MINUTES – APRIL 20 and APRIL 27, 2021

V. PUBLIC HEARINGS

- 1) **CASE NO.** 20-7-8
APPLICANT WALMART INC.
OWNER INTERSTATE REALTY CO LLC
LOCATION: 235 RIDGEDALE AVENUE, CEDAR KNOLLS
BLOCK(S): 1801 **LOT(S):** 3 **ZONE(S):** D-S

Applicant is seeking Preliminary and Final Site Plan and “C” Variance relief to relocate propane tanks into an existing fenced outdoor storage area, the location of additional outdoor storage area for bale and pallet materials, and the temporary storage of cargo containers. To accommodate the additional outdoor storage, 13 parking spaces will be removed,

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

<https://scarincihollenbeck.files.com/f/1fb5a19f8ce05f33>

Board Action Date – MAY 18, 2021

VI. OTHER BUSINESS

Public Hearing - “Area in Need of Redevelopment” Investigation

The investigation which is the subject of the hearing is set forth in a report prepared on behalf of the Planning Board by Burgis Associates, Inc. The public hearing will be held in accordance with the New Jersey Local Redevelopment and Housing Law, NJSA 40:A12A-1 et seq. The purpose of the investigation is to determine if the hereinafter described study area complies with the requirements of NJSA 40A:12A-5 to enable it to be designated as an “area in need of redevelopment.” An “area in need of redevelopment” designation, which would be the subject of a separate action taken by the Township Committee, would establish a Non-Condensation Redevelopment Area, which would not authorize the Township to exercise the power of eminent domain to acquire any property in the delineated area.

The study area that the Hanover Township Committee requested the Planning Board to consider is comprised of Block 4802, Lot 2 on the tax maps of the Township of Hanover. This property is located at 190 Park Avenue,

south of Columbia Turnpike, and adjacent to and on the same side of the street as the Hyatt Hotel. The property was formerly used by Emilcott Associates, an environmental, health, and safety consulting firm, and previously by the Red Oak Bank. Currently, the property is vacant, and the former buildings have been demolished. The Resolution of the Township Committee authorizing and directing the Planning Board to undertake this investigation and the Non-Condensation Area in Need of Redevelopment Planning Report prepared by Burgis Associates, Inc. on behalf of the Planning Board, including a map depicting the boundaries of the study area and an identification of the property within the study area, is on file with the Township Clerk and the Planning Board. All such documents are available for inspection on the Hanover Township Website at: <https://www.hanovertownship.com/1460/2021-Township-Committee-Planning-Board-A>

VII. ADJOURNMENT