



PLANNING BOARD

TUESDAY, AUGUST 13, 2019

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 WORK SESSION MEETING ON TUESDAY, AUGUST 13, 2019 TO BE HELD AT THE MUNICIPAL BUILDING IN CONFERENCE ROOM "A" LOCATED AT 1000 ROUTE 10 WEST AND NORTH JEFFERSON ROAD, WHIPPANY, NEW JERSEY, IN SAID TOWNSHIP AT 7:00 P.M.**

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.

WORK SESSION 7:00 P.M. IN CONFERENCE ROOM "A"

1. **Statement by Presiding Officer**

2. **Roll Call**

3. **Resolutions:**

- 1) **CASE NO.** 18-1-2
APPLICANT/OWNER SUFENG SHEN
LOCATION: 154 PARK AVENUE
WHIPPANY
BLOCK: 3502 **LOTS:** 12 **ZONE:** R-15

Applicant sought an extension of time to perfect the minor subdivision. Extension approved July 24, 2019. Extended to January 2020.

- 2) **CASE NO.** 19-4-5
APPLICANT WINFIELD PROPERTIES LLC
OWNER BLOCK 7501 LOT 10 WHIPPANY VILLAGE LLC
BLOCK 7501 LOT 1.01 NJ RAIL LAND ASSOCIATES
LLC
BLOCK 7501 LOT 10 COLE JP HANOVER TOWNSHIP
NJ LLC
LOCATION: 476 ROUTE 10 WHIPPANY
WHIPPANY
BLOCK: 7501 **LOT(S):** 1.01 **ZONE:** WC
7402 10 & 2.01 WC

Applicant sought preliminary and final site plan approval for the mixed use building and preliminary site plan approval for the retail building. Application approved with conditions July 24, 2019

- 3) RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF HANOVER
In the Matter of: Non-Condensation Area in Need of Redevelopment Investigation
Block 3801, Lot 2; Block 4101, Lots 1 and 23 and Block 4301, Lot 6
Block 3801, Lot 2 and Block 4101 Lots 1 & 23 and Block 4301 Lot 6
- 4) RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF HANOVER
In the Matter of: Condensation Area in Need of Redevelopment Investigation
Block 4001, Lots 6, 7, 10, 11 12, 13, 14 and a portion of Lot 9, and Block 8803, Lot 17

4. **Minutes** – None

5. **Referral of Ordinance:** 32-2019 to the Township Committee In order to amend the Zoning Map to reflect a proposed change in the Municipal Boundary with the Township of Parsippany-Troy Hills and authorizing Chairman to sign the Letter of Referral.

6. **Request to Amend Master Plan and Land Use Ordinance** –

- 1) **APPLICATION NO.** 19-7-10
APPLICANT/OWNER North Hills Realty, LLC/Bruce Brueche, Jr.
LOCATION: 15-17 Troy Hills Road
Whippany
BLOCK: 7401 **LOTS:** 1 **ZONE:** R-10

Application to amend the master plan and zoning map so as to change the zone of the subject property from the R-10 zone to a different district, in order to permit a proposed addition to the existing nonconforming use, a contractor's office and storage facility, and a leasing operation for construction/demolition dumpsters.

7. **Discussion** – Draft Amended Unified Checklist of Submission Requirements for Development Applications – Blais Brancheau

7. **Other Business**

8. **Adjournment**