

**PLANNING BOARD**

**AGENDA**

**TUESDAY, JANUARY 16, 2018**

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, JANUARY 16, 2018 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"**

\*\*\*\*\*WC ZONE DISCUSSION – BLAIS BRANCHEAU

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

**I. STATEMENT BY PRESIDING OFFICER**

**II. ROLL CALL**

**III. RESOLUTIONS      NONE**

**IV. MINUTES –              JANUARY 9, 2018**

**V. PUBLIC HEARINGS**

|    |                  |                                 |
|----|------------------|---------------------------------|
| 1) | <b>CASE NO.</b>  | 17-1-2                          |
|    | <b>APPLICANT</b> | PNC BANK                        |
|    | <b>OWNER</b>     | HPFI BUILDING LLC c/o EI REALTY |

*SUBJECT TO CHANGE*

**LOCATION:** 2 RIDGEDALE AVE  
CEDAR KNOLLS  
**BLOCK(S):** 1101 **LOT(S):** 2 **ZONE(S):** IP

Applicant is seeking preliminary and final site plan and variance relief from sections 166-147(B)(1) AND 166-147(B)(2) to allow modifications of two freestanding signs and the addition of a wall sign. **CASE CARRIED BY APPLICANT TO FEBRUARY 20, 2018.**

*Board Action Date – MARCH 6, 2018*

2) **CASE NO.** 13-3-5-R1  
**APPLICANT/OWNER** Hanover 3201 Realty, LLC  
**LOCATION:** Sylvan Way @ Ridgedale Avenue  
Cedar Knolls  
**BLOCK:** 3201 **LOTS:** 1 & 2 **ZONE:** OB-DS

Applicant is seeking preliminary and final site plan approval to construct a 39,500 sq. ft. indoor physical fitness facility, along with surface parking, an underground stormwater management system, landscaping, lighting and signage. Preliminary site plan approval is also sought for a 7,150 sq. ft. restaurant to be located on the property. The applicant seeks variance relief to allow the height of two wall mounted signs to be 11 ft. in height where 8 ft. is allowed.

*Board Action Date – APRIL 3, 2018*

## **VI. OTHER BUSINESS**

## **VII. ADJOURNMENT**