

PLANNING BOARD

TUESDAY, FEBRUARY 12, 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, FEBRUARY 12, 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.** 18-7-16
APPLICANT/OWNER CLARA REALTY INC.
LOCATION: 633 NJ STATE HIGHWAY ROUTE 10 EAST
WHIPPANY
BLOCK: 4201 **LOTS:** 4 **ZONE:** R-10

Applicant sought preliminary and final site plan approval and “C” variance relief in order to enclose and existing outdoor dining courtyard making it into an area for the interior seating of restaurant customers. Adding a 171 sq. ft. storage area. Adding a new 252 sq. ft. refuse and recycling area consisting of a concrete pad and solid fence enclosure, as well as other onsite improvements. APPLICATION APPROVED JANUARY 22, 2019.

4. **Minutes** –JANUARY 15 & 22, 2019
5. **Referral of Ordinance 6-2019** – Amending Article X Performance and Maintenance Guarantees including sections 166-63 through 166-73 under chapter 166 if the code of the Township entitles Land Use and Development Legislation in order to make said chapter consistent with the New Jersey Municipal Land Use Law and authorizing the Chairman to sign referral letter to the Township Committee.
6. **Concept Review** –

- 1) **CONCEPT NO.** CON-051
APPLICANT JMF PROPERTIES GROUP LLC

OWNER PADKOWSKY & PADKOWSKY, INC.
LOCATION: 691 ROUTE 10
WHIPPANY
BLOCK: 8803 **LOTS:** 6.01 **ZONE:** B-10

Concept for a 1,000 sq. ft. office and 9,000 sq. ft. warehouse for a total of a 10,000 sq. ft. building.

7. **Discussion** — Route 10 Corridor – Potential Redevelopment Focus Areas - Blais Brancheau
8. **Discussion** — Draft Ordinance – Restaurant Parking Requirements - Blais Brancheau
9. **Discussion** — Draft Ordinance – B-P2 Zone Amended Inclusionary Development Standards - Blais Brancheau
10. **Presentation** – Overview of Land Use Regulation – Blais Brancheau
11. **Other Business**
12. **Adjournment**