

**PLANNING BOARD**

**AGENDA**

**TUESDAY, MAY 21, 2019**

NOTICE IS HEREBY GIVEN THAT THE PLANNING BOARD OF THE TOWNSHIP OF HANOVER, COUNTY OF MORRIS, AND STATE OF NEW JERSEY WILL HOLD A REGULARLY SCHEDULED **PUBLIC MEETING ON TUESDAY, MAY 21, 2019 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.

**CONFERENCE 7:00 P.M. IN CONFERENCE ROOM "A"**

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

**I. STATEMENT BY PRESIDING OFFICER**

**II. ROLL CALL**

**III. RESOLUTIONS NONE**

**IV. MINUTES – APRIL 9 AND 23, 2019**

**V. PUBLIC HEARINGS**

- 1) **CASE NO.** 18-2-4  
**APPLICANT/OWNER** 2H LLC  
**LOCATION:** 500 ROUTE 10  
WHIPPANY  
**BLOCK:** 7501 **LOT(S):** 7 & 8 **ZONE:** B-10

Applicant is seeking preliminary and final site plan and "C" variance relief for exterior improvements to the building such as terraces, aesthetic designs and new signage and to provide additional ingress/egress access, add and elevator vestibule for handicap access and restriping and parking lot improvements. Case partially heard and carried from March 26, 2019. **CASE CARRIED BY LETTER TO JUNE 25, 2019**

***Board Action Date – JULY 1, 2019***

- 2) **CASE NO.** 18-5-10-E1  
**APPLICANT/OWNER** OKSANA KHRAPKO  
**LOCATION:** 31 KEARNEY AVE.  
WHIPPANY  
**BLOCK:** 8501 **LOTS:** 14 **ZONE:** R-15

Applicant is seeking an extension of time to perfect the minor subdivision. Applicant sought a minor subdivision in order to transform the existing lot into two lots, and construct one new single family dwelling on each new lot. Each new house will have a driveway, attached two car garage, landscaping, fencing, and customary residential lighting. Applicant also sought "C" variance relief for minimum lot width. 100 feet required, 75 feet proposed for each new lot. Application was approved September 18, 2018 and resolution of approval memorialized on September 25, 2018.

- 3) **CASE NO.** 18-12-21  
**APPLICANT/OWNER** TFJ SOUTH JEFFERSON ROAD ASSOCIATES, LLC  
**LOCATION:** 60 SOUTH JEFFERSON ROAD  
CEDAR KNOLLS  
**BLOCK:** 2602 **LOT(S):** 7 & 8 **ZONE:** I

Applicant is seeking Preliminary and Final Site Plan in order to construct one new externally illuminated freestanding directory sign. The proposed sign is fully compliant with section 166-147(C).

**Board Action Date – MAY 11, 2019**

- 4) **CASE NO.** 19-4-4  
**APPLICANT** JMF ACQUISITIONS GROUP, LLC  
**OWNER** PINE PLAZA ASSOCIATES  
**LOCATION:** 92 MOUNT PLEASANT AVENUE  
831 ROUTE 10 EAST  
WHIPPANY  
**BLOCK:** 8803 **LOT(S):** 17 **ZONE:** R-15  
4001 12 & 14 B-10

Applicant is seeking a minor subdivision for future development purposes, pursuant to a settlement agreement executed on March 22, 2019 and for environmental NJDEP approvals requiring the residential portion of the property to be on a separate parcel which will allow for and Unrestricted Use RAO.

**Board Action Date – JUNE 8, 2019**

- 5) **CASE NO.** 18-10-18  
**APPLICANT** HARTZ MOUNTAIN INDUSTRIES, INC.  
**OWNER** 118 ALGONQUIN PARKWAY LLC  
**LOCATION:** 118 ALGONQUIN PARKWAY  
WHIPPANY  
**BLOCK:** 6801 **LOTS:** 2 & 5 **ZONE:** I

Applicant sought preliminary and final site plan approval in order to install a solar panel array consisting of 954 PV modules. Entire array will be enclosed via a fence. Current area is an open field with no above ground utilities.. Application was variance free. Application approved February 19, 2019. Applicant is now seeking Amended Preliminary and Final Site Plan Approval for relief from a condition of the recent approval, namely the requirement to consolidate two tax lots. The applicant does not see to change any uses or improvements with this application. The two lots are owned by distinct entities and are financed separately.

***Board Action Date –, AUGUST 11, 2019***

- 6)     **CASE NO.**                                 19-1-1  
       **APPLICANT/OWNER**                 RONALD AND LYNN A. TERRERI  
       **LOCATION:**                                 20 NYE AVENUE  
   WHIPPANY  
       **BLOCK:** 9303             **LOT(S):** 16     **ZONE:** R-40

Applicant is seeking a minor subdivision and “C” variance relief Applicant is looking to subdivide lot 16 and add sub-divided portion to existing lot 16.01.

***Board Action Date – AUGUST 15, 2019***

**VI. OTHER BUSINESS**

Public hearing on the adoption of an amendment to the Land Use Plan element of the Master Plan of the Township of Hanover

**VII. ADJOURNMENT**