



**PLANNING BOARD  
VIA ZOOM WEBINAR ONLY  
TUESDAY, JUNE 28, 2022**

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, JUNE 28, 2022, AT 7:00 PM BY WAY OF 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**

Any member of the public who wishes to participate in the Zoom webinar meeting may do so by joining on a phone, computer, or tablet through the web link:

<https://zoom.us/j/98405858276?pwd=R2ZLeGNuZDR3cjhxcEtXVEdkdGRLZz09>

Passcode: PBJUNE28

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

Webinar ID: 984 0585 8276

Passcode: 95675976

**I. ROLL CALL**

**II. RESOLUTIONS**

- |                           |  |
|---------------------------|--|
| <b>1) CASE NO.</b>        | 21-12-10   |
| <b>APPLICANT OWNER</b>    | RIVER PARK BUSINESS CENTER LLC<br>RIVER PARK BUSINESS CENTER & MORRIS COUNTY PARK COMMISSION |
| <b>LOCATION:</b>          | 34 EDEN LANE, WHIPPANY   |
| <b>BLOCK:</b> 3801 & 4301 | <b>LOT(S):</b> 2.02, 2.04 & 6 <b>ZONE:</b> REDEVELOPMENT                                     |

Applicant sought Preliminary and Final Site Plan and “C” Variance relief in order to construct:

Proposed Building 2- Approx. 23,835 sf Market Specialty Grocery Building  
Proposed Building 3 – Mixed Use 183-unit Multifamily Residential Building 155 Market Rate, 28 Affordable with ground floor retail  
Proposed Building 4 – Mixed Use 125 Room Hotel, 126 Multi-family Residential Units 107 Market Rate and 19 Affordable with ground floor retail

*SUBJECT TO CHANGE*

Proposed Building 10 – Town Square Retail Approx. 3,696 sf.  
Proposed Building 11 – Coffee Shop/Café Approx. 1,760 sf.

Additional improvements include roadways, two bridge crossings, lighting, pedestrian amenities, structured and surface parking areas, stormwater management facilities, landscaping, and Whippany Riverbank stabilization.

Phase II includes the Coffee Shop proposed building 11  
Phase III includes the remainder

Applicant sought relief from section 166-138.2B.2.b which permits retaining walls up to a maximum of 8 ft where applicant is proposing a retaining wall up to a height of 25 feet with a 4-foot-high safety fence on top, 29 ft. total. As well as any and all other variances or waivers that may be required. **APPLICATION APPROVED WITH CONDITIONS JUNE 21, 2022.**

**III. MINUTES** JUNE 21, 2022

**IV. PUBLIC HEARINGS**

- 1) **CASE NO.** 22-2-2  
**APPLICANT** TORE ELECTRIC COMPANY INC.  
**OWNER** CUTLER HOLDINGS, LLC  
**LOCATION:** 45 HORSEHILL ROAD, CEDAR KNOLLS  
**BLOCK:** 1603 **LOT(S):** 5 **ZONE:** I

Applicant is seeking Board approval to permit the overnight parking/storage of a total of eight company vehicles. The applicant proposes overnight parking of three box trucks (36' in length) in the existing loading dock areas located immediately behind the leasehold area, and five additional work van spaces within existing parking spaces located in the southwest corner of the property. No additional site improvements are proposed.

**Case carried from June 21, 2022**

Copies of the filed application forms and supporting documents submitted by the applicant can be reviewed at the following link: <https://tinyurl.com/toreelectric>

**Board Action Date – June 28, 2022**

- 2) **CASE NO.** 22-2-4  
**APPLICANT** BAYER BOULEVARD SOLAR PROJECT, LLC  
**OWNER** BAYER HEALTHCARE LLC  
**LOCATION:** 100 BAYER BOULEVARD, WHIPPANY  
**BLOCK:** 5801 **LOT(S):** 1.03, 1.04, 1.06 **ZONE:** OB-RL3

Applicant is seeking Board approval to permit an approximately 1,650 kilowatts (kW), alternating current (AC), ground-mounted tracker photovoltaic (PV) solar energy generating facility.

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

<https://drive.google.com/drive/folders/1t6PiHYYPjxVQgVZSI8JMjoIPJDYUt9VY?usp=sharing>

**Board Action Date – August 31, 2022**

- |    |                        |  |
|----|------------------------|--|
| 3) | <b>CASE NO.</b>        | 22-4-7   |
|    | <b>APPLICANT OWNER</b> | RED BULLS ARENA, INC.<br>HARTZ MOUNTAIN HANOVER SQUARE |
|    | <b>LOCATION:</b>       | 24 MELANIE LANE, WHIPPANY                              |
|    | <b>BLOCK: 6601</b>     | <b>LOT(S): 12      ZONE: I-R</b>                       |

Applicant is seeking Board approval to permit two trailers consisting of approximately 1,168 square feet total area together with walkway leading to trailers from existing parking lot. Electrical power to be provided from existing panel. Trailers will not have water or sanitary service.

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

[https://drive.google.com/drive/folders/1yab2kUNWzfcBc0o\\_cGHvg3i4AOVScVds?usp=sharing](https://drive.google.com/drive/folders/1yab2kUNWzfcBc0o_cGHvg3i4AOVScVds?usp=sharing)

**Board Action Date –August 4, 2022**

- |    |                        |  |
|----|------------------------|--|
| 4) | <b>CASE NO.</b>        | 22-2-5   |
|    | <b>APPLICANT OWNER</b> | CPC AQUISTA, LLC<br>SAINT JOHN THE BAPTIST UKRAINIAN CATHOLIC CHURCH & STEPHEN MATLAGA |
|    | <b>LOCATION:</b>       | 999 ROUTE 10 EAST, WHIPPANY  |
|    | <b>BLOCK:</b>          | <b>LOT(S):      ZONE:</b>  |

Applicant is seeking a zone amendment to the Master Plan to allow the construction of a 4-story climate controlled self-storage facility on the subject properties. Associated improvements include an underground storm water management system, driveways, parking areas, site lighting and landscaping and building mounted and freestanding signage. Applicant will work with NJDOT regarding improvements to the intersection to provide an additional turn lane to enhance traffic movements.

Copies of the filed application forms and supporting documents submitted by the applicant can be reviewed at the following link: <https://we.tl/t-mw7anmFuPf>

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**