PLANNING BOARD
AGENDA
TUESDAY, FEBRUARY 25, 2020

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, FEBRUARY 25, 2020 IN THE MUNICIPAL BUILDING LOCATED AT 1000 ROUTE 10 WEST AND NORTH JEFFERSON ROAD, WHIPPANY, NEW JERSEY,** IN SAID TOWNSHIP. 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.

WORK SESSION 7:00 P.M. 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 – FEBRUARY 11, 2020

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, and November 26, 2019. CASE CARRIED BY LETTER TO MARCH 17, 2020***

Board Action Date – APRIL 30, 2020

2) **CASE NO.** 18-2-3-E1
APPLICANT/OWNER BAYER HEALTHCARE LLC/COOPER LAND COMPANY OF NEW JERSEY, INC.
LOCATION: 100 BAYER BOULEVARD
WHIPPANY
BLOCK: 5801 **LOTS:** 1.03, 1.04, 1.06 **ZONE:** OB-RL3

Applicant is seeking an extension of approvals for preliminary and final site plan approval and "C" variance relief in order to remove and replace the existing visitor center as well as removing a portion of the paved parking lot south of the site and adding a walking path along the wooded areas to the south of the existing parking lot. The work is proposed to be done in three (3) phases. Application approved with conditions June 19, 2018 and resolution memorialized June 26, 2018.

3) **CASE NO.** 18-3-6
APPLICANT RJ PARENT INVESTORS, LLC (LOWE'S)
OWNER RJ PARENT INVESTORS LLC
LOCATION: 230 HANOVER AVENUE
CEDAR KNOLLS
BLOCK(S): 601 **LOT(S):** 1 **ZONE(S):** IB-3

Applicant is seeking amended approval requesting a reduction in number of required replacement trees from the approved site plan application for preliminary and final site plan approval as well as "C" variance relief in order to construct a +/-138,954 SF. Lowe's home improvement and garden center along with a +/- 5,585 SF convenience store and service station. The applicant further proposed parking areas and driveways, stormwater management facilities, associated utilities, landscaping and related site improvements. Application approved April 17, 2018 and resolution memorialized May 8, 2018

Board Action Date – April 9, 2020

4) **CASE NO.** 19-8-12
APPLICANT PERFORMANCE FORD OF EAST HANOVER, LLC
OWNER NORMEL REALTY
LOCATION: 70 ROUTE 10, WEST
WHIPPANY
BLOCK: 6601 **LOTS:** 6 **ZONE:** B-10

Applicant is seeking preliminary and final site plan approval and "C" variance relief in order to use the existing building/property for a new car dealership facility.

Board Action Date – MAY 26, 2020

VI. OTHER BUSINESS

VII. ADJOURNMENT