

PLANNING BOARD

REVISED MEETING FORMAT

TUESDAY, AUGUST 25, 2020

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, AUGUST 25, 2020 AT 7:00 PM BY WAY OF a ZOOM WEBINAR ONLY.**

Please click the link below to join the webinar:

<https://zoom.us/j/95259735893?pwd=WlU0MdBia2pKeVByNGc0aUR1YkJ5Zz09>

Passcode: PBMEETING

Telephone Dial In:

1 312 626 6799
1 646 558 8656
1 301 715 8592
1 346 248 7799
1 669 900 9128
1 253 215 8782

Webinar ID: 952 5973 5893

Passcode: 419956

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

I. STATEMENT BY PRESIDING OFFICER

II. ROLL CALL

III. RESOLUTIONS

1) CASE NO.	20-2-5
APPLICANT/OWNER	ROUTE 10 AND WHIPPANY ROAD, LLC
LOCATION:	531 ROUTE 10 EAST

SUBJECT TO CHANGE

WHIPPANY

BLOCK: 4203 **LOT(S):** 12 **ZONE:** B-10

Applicant sought preliminary and final site plan and “C” variance relief for adaptive reuse of an existing commercial structure for a permitted use. Modify/ improve the existing parking and drive aisle areas. Site signage, landscaping, lighting, and fencing.
APPLICATION APPROVED WITH CONDITIONS AUGUST 18, 2020

IV. MINUTES – August 18, 2020

V. PUBLIC HEARINGS

- 1) **CASE NO.** 18-3-6-R1
 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.
Application carried by letter to September 22, 2020

- 2) **CASE NO.** 19-12-16
 APPLICANT 750 ROUTE 10, LLC
 OWNER VETERANS OF FOREIGN WARS & DIDIT ONCE
 AGAIN, LLC
 LOCATION: 730-750 ROUTE 10 WEST (AMERICAN LEGION
 MEMORIAL PARKWAY)
 WHIPPANY
BLOCK: 8801 **LOT(S):** 10 & 11 **ZONE:** B-10

Applicant is seeking Preliminary and Final Site Plan and “C” Variance relief in order to construct a 7,655 SF. Restaurant with associated site improvements including but not limited to lighting, landscaping, grading, stormwater management, walkways, driveways, utilities, parking, signage and associated items.

Copies of the filed Application forms and supporting documents submitted by the applicant can be reviewed at the following link: <https://www.zonify.org/meeting/700>

Board Action Date – OCTOBER 2, 2020

VI. OTHER BUSINESS

Referral of Ordinance 22-2020 Amendments to Expiration of Variances back to the Township Committee and authorization for Chairman to sign letter

VII. ADJOURNMENT