

IV. MINUTES – SEPTEMBER 15, 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 TBD

Board Action Date – September 30, 2020

- 2) **CASE NO.** 18-3-6-R 2
APPLICANT RJ PARENT INVESTORS, LLC (7-11)
OWNER RJ PARENT INVESTORS LLC
LOCATION: 230 HANOVER AVENUE
CEDAR KNOLLS
BLOCK(S): 601 **LOT(S):** 1 **ZONE(S):** IB-3

Applicant was granted Preliminary Site Plan approval for phase 2 of the previously approved site plan for an approximately 5,585 sf convenience store and gasoline service station with eight pumping stations and a canopy over the pumps along with 33 parking spaces and related site improvements. Applicant now seeks Final Site Plan approval for Phase 2 of the development previously granted. Applicant is seeking Preliminary and Final Site Plan and "C" Variance Relief in to construct an approximately 4,008 sf. 7-11 convenience store and service station to the extent not previously granted preliminary approval by the Board, and specifically for the architectural design of the convenience store, except for its footprint and location, the design of the fuel canopy for the gasoline service station and the signage for the convenience store and gasoline service station, except for the location of the freestanding sign.

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

<https://www.dropbox.com/s/2ti4pj4bk3z5o23/2020-08-07%20Submission%20to%20Twp%20-%20Combined.zip?dl=0>

Board Action Date –October 4, 2020

- 3) **CASE NO.** 17-11-17
 APPLICANT/OWNER RELAP, LLC
 LOCATION: 155 ALGONQUIN PARKWAY
 WHIPPANY
 BLOCK: 6903 **LOTS:** 3 **ZONE:** I

Applicant is seeking preliminary and final site plan approval and “C” variance relief in order to modify and rearrange the parking layout to include an additional seventeen (17) parking spaces. The applicant will also be modifying the affected grading and drainage plan, adding light fixtures, and adding a second driveway entrance. **APPLICATION CARRIED BY LETTER TO DECEMBER 22, 2020.**

Board Action Date –January 31, 2021

VI. OTHER BUSINESS

- 1) **REFERRAL OF ORD. 24-2020** – AMENDMENTS TO RM-6 ZONE STANDARDS

- 2) **REFERRAL OF ORD. 26-2020** – AMENDMENT TO REDEVELOPMENT PLAN FOR PINE PLAZA AND OTHER ADJACENT PROPERTIES

- 3) **REFERRAL OF ORD. 27-2020** – AMENDED REDEVELOPMENT PLAN FOR RIVER PARK PROPERTY

VII. ADJOURNMENT