



**PLANNING BOARD
REVISED MEETING FORMAT
TUESDAY, OCTOBER 20, 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, OCTOBER 20, 2020 AT 7:00 PM BY WAY OF a 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

Please click the link below to join the webinar:

<https://zoom.us/j/97813354455?pwd=VXhCdIZWTKM5dVhVMCtmY3RPyUIzZz09>

Passcode: PBMEETING

Telephone Dial In:

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

Webinar ID: 978 1335 4455

Passcode: 512442768

I. STATEMENT BY PRESIDING OFFICER

II. ROLL CALL

III. RESOLUTIONS

- | | |
|----------------------|---------------------------------------|
| 1) 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 sought Final Site Plan approval for Phase 2 of the development previously granted. Applicant sought Preliminary and Final Site Plan and "C" Variance Relief in to construct an approximately 4,008 sf. 7-11

SUBJECT TO CHANGE

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. **APPLICATION APPROVED SEPTEMBER 22, 2020**

IV. MINUTES – SEPTEMBER 15 and 22, 2020

V. PUBLIC HEARINGS

- 1) **CASE NO.** 20-3-6
APPLICANT/OWNER DARFF-1 LLC
LOCATION: 162 & 158 CEDAR KNOLLS ROAD
WHIPPANY
BLOCK: 3501 **LOT(S):** 4 & 5 **ZONE:** R-10

Applicant is seeking a minor subdivision and “C” variance relief. The existing structure on the property will be razed. Case Partially heard and carried from August 18, 2020.

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/696>

Board Action Date – OCTOBER 31, 2020

- 3) **CASE NO.** 20-2-4
APPLICANT/OWNER NORTH HILLS REALTY LLC
LOCATION: 15 TROY HILLS ROAD
WHIPPANY
BLOCK: **LOTS:** **ZONE:**

Applicant is seeking preliminary and final site plan approval and “C” variance relief in order to construct a 2,260 sq. ft. addition and extension of the northerly elevation roof line, to the existing building on the north/east side of the building to allow for more inside storage on the site. Extension of the roof overhang will further clean up the northerly side of the property abutting the adjacent residential property.

Copies of the filed Application forms and supporting documents submitted by the applicant can be reviewed at the following link
<https://sites.google.com/view/northhillsrealtyllc/home>

Board Action Date –NOVEMBER 8, 2020

VI. OTHER BUSINESS

VII. ADJOURNMENT