



**PLANNING BOARD**

**TUESDAY, MARCH 23, 2021**

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, MARCH 23, 2021 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/95943033380?pwd=ekROcWdGcWVLTG14NXI5K1V5U2ZrZz09>

**Passcode: PBMEETING**

**Or Telephone Dial In:**

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

**Webinar ID: 959 4303 3380**

**Passcode: 424833523**

**I. STATEMENT BY PRESIDING OFFICER**

**II. ROLL CALL**

**III. RESOLUTIONS**

<b>CASE NO.</b>	19-10-15-R1
<b>APPLICANT/OWNER</b>	RIVER PARK BUSINESS CENTER, LLC
<b>LOCATION:</b>	34 EDEN LANE, WHIPPANY
<b>BLOCK: 3801</b>	<b>LOTS: 2 ZONE: RIVER PARK</b>
<b>REDEVELOPMENT PLAN</b>	

Applicant sought Preliminary and Final Site Plan, Preliminary and Final Major Subdivision approval to construct a four-story 81-unit apartment building, including temporary office space, parking garage and related improvements and to subdivide the existing 73-acre tract into four lots. APPLICATION APPROVED WITH CONDITIONS FEBRUARY 16, 2021

- 2) **CASE NO.** 20-5-7  
**APPLICANT/OWNER** CARMELA POLISE KRAUEL TRUST c/o Gerald Oliverie, TTEE  
**LOCATION:** 563-565 ROUTE 10 EAST  
WHIPPANY  
**BLOCK:** 4203 **LOTS:** 5 **ZONE:** B-10

Applicant sought Preliminary and Final Site Plan and “C” Variance relief to stripe the rear paved area for parking and dumpster area. A variance was requested for parking setback where the current pavement is less than 5 feet from the side yard. New lighting (full cutoff) is proposed for the rear parking area. APPLICATION APPROVED WITH CONDITIONS FEBRUARY 23, 2021

- IV. **MINUTES –** February 16, 2021  
February 23, 2021

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 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

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

<https://www.dropbox.com/sh/tfurpvkja7ool1r/AACzR0DBV3P4f7KHt8UFE6yJa?dl=0>

*Board Action Date – MARCH 31, 2021*

VI. **OTHER BUSINESS**

VII. **ADJOURNMENT**