



**PLANNING BOARD
VIA ZOOM WEBINAR ONLY
TUESDAY, MAY 25, 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, MAY 25, 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:

- 1) **CASE NO.** 21-2-1
APPLICANT/OWNER HANOVER TOWNE CENTER, LLC
(Commercial Phase A)
HANOVER TOWNE CENTER RESIDENTIAL
(Residential Phase B)
LOCATION: 831 ROUTE 10, 99 MT. PLEASANT AVE.,
851 ROUTE 10, 859 ROUTE 10, 92 MT. PLEASANT
AVE.
BLOCK(S): 4221/8803 **LOT(S):** 10,11,12,13,14/17 **ZONE(S):** B-10 subject to
Redevelopment plan adopted 7/9/20 & last amended by ordinance 12/10/20.

Applicant sought Preliminary and Final Site Plan, Preliminary and Final Major Subdivision and "C" variance relief. The applicant proposed a commercial component

SUBJECT TO CHANGE

(Phase A) with an approximately 162,000 sf. "big box" building and gas station and a residential component (Phase B) with 60 for-sale market-rate townhomes, together with associated parking areas, storm drainage, utilities, lighting, landscaping, and other improvements consistent with the Redevelopment Plan for the property.

APPLICATIONS APPROVED WITH CONDITIONS APRIL 27, 2021. TWO SEPARATE RESOLUTIONS WILL BE ADOPTED. One for the Commercial and one for the Residential portions of the application.

- 2) **CASE NO.** 20-7-8
APPLICANT WALMART INC.
OWNER INTERSTATE REALTY CO LLC
LOCATION: 235 RIDGEDALE AVENUE, CEDAR KNOLLS
BLOCK(S): 1801 **LOT(S):** 3 **ZONE(S):** D-S

Applicant sought Preliminary and Final Site Plan and "C" Variance relief to relocate propane tanks into an existing fenced outdoor storage area, the location of additional outdoor storage area for bale and pallet materials, and the temporary storage of cargo containers. To accommodate the additional outdoor storage, 13 parking spaces will be removed, Application approved with conditions May 18, 2021.

IV. MINUTES – May 18, 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. **Case partially heard and carried from March 23, 2021.** 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 – MAY 31, 2021

VI. OTHER BUSINESS

VII. ADJOURNMENT