

**PLANNING BOARD**

**TUESDAY, JUNE 11, 2019**

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 WORK SESSION MEETING ON TUESDAY, JUNE 11, 2019 TO BE HELD AT THE MUNICIPAL BUILDING IN CONFERENCE ROOM “A” LOCATED AT 1000 ROUTE 10 WEST AND NORTH JEFFERSON ROAD, WHIPPANY, NEW JERSEY, IN SAID TOWNSHIP AT 7:00 P.M.**

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.

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**WORK SESSION 7:00 P.M. IN CONFERENCE ROOM “A”**

1. **Statement by Presiding Officer**
2. **Roll Call**
3. **Resolutions:**

- 1) **CASE NO.** 18-5-10-E1  
**APPLICANT/OWNER** OKSANA KHRAPKO  
**LOCATION:** 31 KEARNEY AVE.  
WHIPPANY  
**BLOCK:** 8501      **LOTS:** 14      **ZONE:** R-15

Applicant sought an extension of time to perfect the minor subdivision.  
Extension granted May 21, 2019

- 2) **CASE NO.** 18-12-21  
**APPLICANT/OWNER** TFJ SOUTH JEFFERSON ROAD ASSOCIATES, LLC  
**LOCATION:** 60 SOUTH JEFFERSON ROAD  
CEDAR KNOLLS  
**BLOCK:** 2602      **LOT(S):** 7 & 8      **ZONE:** I

Applicant sought Preliminary and Final Site Plan in order to construct one new externally illuminated freestanding directory sign. The proposed sign is fully compliant with section 166-147(C). Application approved May 21, 2019

- 3) **CASE NO.** 19-4-4  
**APPLICANT OWNER** JMF ACQUISITIONS GROUP, LLC  
**LOCATION:** PINE PLAZA ASSOCIATES  
92 MOUNT PLEASANT AVENUE  
831 ROUTE 10 EAST

WHIPPANY

<b>BLOCK:</b>	8803	<b>LOT(S):</b>	17	<b>ZONE:</b>	R-15
	4001		12 & 14		B-10

Applicant sought a minor subdivision for future development purposes, pursuant to a settlement agreement executed on March 22, 2019 and for environmental NJDEP approvals requiring the residential portion of the property to be on a separate parcel which will allow for and Unrestricted Use RAO. Application approved May 21, 2019.

4) **CASE NO.** 18-10-18  
**APPLICANT** HARTZ MOUNTAIN INDUSTRIES, INC.  
**OWNER** 118 ALGONQUIN PARKWAY LLC  
**LOCATION:** 118 ALGONQUIN PARKWAY  
WHIPPANY  
**BLOCK:** 6801      **LOTS:** 2 & 5      **ZONE:** I

Applicant sought Amended Preliminary and Final Site Plan Approval for relief from a condition of the recent approval, namely the requirement to consolidate two tax lots. The applicant does not see to change any uses or improvements with this application. The two lots are owned by distinct entities and are financed separately. Application approved May 21, 2019

4. **Minutes** – April 14, 2019  
May 14, 2019

5. **Referrals** -

Ordinance 19-2019 – B-10 Highway Zone to the Township Committee and authorization for Chairman to sign letter

Ordinance 20-2019 – Short Term Rentals to the Township Committee and authorization for Chairman to sign letter

Ordinance 24-2019 – O-S Zone District Regulations to the Township Committee and authorization for Chairman to sign letter

6. **Discussion** – Amended Zoning for Pending Annexation/De-Annexation - Blais Brancheau

7. **Discussion** – Retail Sign Regulations – Blais Brancheau

8. **Other Business**

9. **Adjournment**