



**PLANNING BOARD
VIA ZOOM WEBINAR ONLY
TUESDAY, JUNE 21, 2022**

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, JUNE 21, 2022, AT 7:00 PM BY WAY OF 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

Any member of the public who wishes to participate in the Zoom webinar meeting may do so by joining on a phone, computer, or tablet through the web link:

<https://zoom.us/j/95175368664?pwd=cldDNVpNeGZYcnJPSnlORDZDY09SUT09>

Passcode: PBJUNE21

Or 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: 951 7536 8664

Passcode: 01696251

I. ROLL CALL

II. RESOLUTIONS NONE

III. MINUTES JUNE 14, 2022

IV. PUBLIC HEARINGS

1) CASE NO.	21-12-10
APPLICANT OWNER	RIVER PARK BUSINESS CENTER LLC RIVER PARK BUSINESS CENTER & MORRIS COUNTY PARK COMMISSION
LOCATION:	34 EDEN LANE, WHIPPANY
BLOCK: 3801 & 4301	LOT(S): 2.02, 2.04 & 6 ZONE: REDEVELOPMENT

Applicant is seeking Preliminary and Final Site Plan and "C" Variance relief in order to construct:

SUBJECT TO CHANGE

Proposed Building 2- Approx. 23,835 sf Market Specialty Grocery Building
Proposed Building 3 – Mixed Use 183-unit Multifamily Residential Building 155 Market Rate, 28 Affordable with ground floor retail
Proposed Building 4 – Mixed Use 125 Room Hotel, 126 Multi-family Residential Units 107 Market Rate and 19 Affordable with ground floor retail
Proposed Building 10 – Town Square Retail Approx. 3,696 sf.
Proposed Building 11 – Coffee Shop/Café Approx. 1,760 sf.

Additional improvements include roadways, two bridge crossings, lighting, pedestrian amenities, structured and surface parking areas, stormwater management facilities, landscaping, and Whippany Riverbank stabilization.

Phase II includes the Coffee Shop proposed building 11
Phase III includes the remainder

Applicant is seeking relief from section 166-138.2B.2.b which permits retaining walls up to a maximum of 8 ft where applicant is proposing a retaining wall up to a height of 25 feet with a 4-foot-high safety fence on top, 29 ft. total. As well as any and all other variances or waivers that may be required.

Case partially heard and carried from May 24, 2022

Copies of the filed application forms and supporting documents submitted by the applicant can be reviewed at the following link: <https://tinyurl.com/riverparkii>

Board Action Date – August 25, 2022

2)	CASE NO.	22-2-2
	APPLICANT	TORE ELECTRIC COMPANY INC.
	OWNER	CUTLER HOLDINGS, LLC
	LOCATION:	45 HORSEHILL ROAD, CEDAR KNOLLS
	BLOCK: 1603	LOT(S): 5 ZONE: I

Applicant is seeking Board approval to permit the overnight paring/storage of a total of eight company vehicles. The applicant proposes overnight parking of three box tricks (36' in length) in the existing loading dock areas located immediately behind the leasehold area, and five additional work van spaces within existing parking spaces located in the southwest corner of the property. No additional site improvements are proposed.

Copies of the filed application forms and supporting documents submitted by the applicant can be reviewed at the following link: <https://tinyurl.com/toreelectric>

V. OTHER BUSINESS

VI. ADJOURNMENT