



**PLANNING BOARD
VIA ZOOM WEBINAR ONLY
TUESDAY, JULY 20, 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, JULY 20, 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/95576998534?pwd=ZW1SaFNvVkJR4bmwxTHlWYXY2WFJLQT09>

Passcode: PBJULY20

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

Webinar ID: 955 7699 8534 Passcode: 76981875

I. STATEMENT BY PRESIDING OFFICER

II. ROLL CALL

III. RESOLUTIONS: NONE

IV. MINUTES – JULY 13, 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

SUBJECT TO CHANGE

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. CASE CARRIED BY LETTER TO AUGUST 24, 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 – AUGUST 31, 2021

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|----|------------------------------|--|
| 2) | CASE NO. | 19-4-5-R1 |
| | APPLICANT/OWNER | WHIPPANY VILLAGE PARTNERS LLC |
| | LOCATION: | 410, 476, 480 ROUTE 10, WHIPPANY |
| | BLOCK(S): 7402 & 7501 | LOT(S): 2.02,1.01 & 10 ZONE(S): WC |

Applicant is seeking amended preliminary and final site plan approval for a shared parking plan on the above property.

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/03stv2o1qf5fgox/AABD-5I3WS60aJ3242T_1vuka?dl=0

Board Action Date – AUGUST 24, 2021

VI. OTHER BUSINESS

VII. ADJOURNMENT