TOWNSHIP OF EAST HANOVER
LAND USE PLANNING BOARD

411 Ridgedale Avenue
East Hanover, NJ 07936
Phone: (973) 888-6021
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AGENDA FOR THE LAND USE PLANNING BOARD MEETING ON
Tuesday November 24, 2026, At 7:00 PM
411 Ridgedale Avenue East Hanover NJ
No new matters considered after 10:00 p.m. - No new testimony beyond 9:30 p.m.

CHAIRMAN CALL THE MEETING TO ORDER AT 7:00 P.M

FLAG SALUTE AND INVOCATION: Mbr. Castano

OPEN PUBLIC MEETING ACT:

ROLL CALL:

APPROVAL OF MINUTES: October 27, 2026

PUBLIC INPUT:

SWEARING IN OF PROFESSIONALS: Darlene Green & Craig Zimmermann

DISCUSSION:

RESOLUTION:

1. Performance Ford of East Hanover LLC, 181 & 189 Route 10 East, Block: Lots: 6 & 7.02
Extension of Time - Resolution 19-2024

PUBLIC HEARING:

1.Michael Lanzo & Taylor Pendergast – 16 Stimis Lane Block: 5 Lot: 87.02. Variances for side yard setback & minimum side yard setback for addition with pre-existing non-conforming conditions. R-120

2. **Eh-C1 LLC – 20/40/60 Arena Way**, Block: 99 Lot: 12.03, Amended Site Plan for pickleball, bocce & padel courts, stormwater, updated lighting & landscaping. The purpose of the hearing is for the Board to consider and take action upon a proposed settlement of the pending litigation concerning the above-referenced development application, pursuant to the procedures established in *Whispering Woods at Bamm Hollow, Inc. v. Township of Middletown Planning Board*, 220 N.J. Super. 161 (Law Div. 1987).

3. **Raising Cane's Restaurants LLC –** 130 Route 10, Block: 96 Lot: 83.01 Preliminary & Final Major Site Plan to construct a 3,500-S.F. Raising Cane's fast food restaurant w/dual drive-thru lanes, & 60 seats including 15 outdoor seats. Variances for sidewalks, shade trees, fence height impervious coverage, parking location, loading area, sign type, number of wall signs, wall sign size, & variance for outdoor seating. B-2 & I-
Any other variances and waivers that may be required for the above applications.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE LAND USE BOARD:

ADJOURNMENT:

Lisa G. Kiss
Land Use Planning Board Secretary