

**TOWNSHIP OF EAST HANOVER
LAND USE PLANNING BOARD
MUNICIPAL BUILDING
411 RIDGEDALE AVENUE
EAST HANOVER, NEW JERSEY 07936**

NOTICE TO PROPERTY OWNERS AND OTHERS ENTITLED TO SERVICE

PLEASE BE ADVISED, that an application (Application #LUPB No.2024-14) has been filed with the Township of East Hanover Land Use Planning Board on behalf of EH - Nike, LLC (the "Applicant") seeking Preliminary and Final Site Plan approval and a Major Soil Moving Permit for the property located at Nike Drive, also known as Block 96, Lot 50.02 (formerly Lots 50.01 and 47.03) on the Tax Map of the Township of East Hanover. The subject property is located in the RMF-2 (Residential Multi-Family 2) Zone.

The property is approximately 18.88 acres of vacant land formerly known as the Nike Air Base. The Applicant is seeking preliminary and final major site plan approval pursuant to N.J.S.A. 40:55D-46 and 50. The Applicant proposes to demolish the existing site improvements and construct a multi-family residential development consisting of six (6) four-story apartment buildings containing a total of 288 age-restricted dwelling units, of which 59 will be set aside as affordable housing units. The project also includes the construction of an 11,390 square foot clubhouse with a pool, dog park, pickleball courts, and additional site amenities. A total of 702 parking spaces (comprised of garage spaces, driveway spaces, and surface parking, including EV/Make-Ready spaces) are proposed to service the development.

In connection with this application, the Applicant seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) for the following:

- 1) **§95-53.5 M (4) – Maximum Fence Height (pickle ball court)** – 6' permitted; a 10' fence is proposed at the pickle ball court on top of a 6.87' (basin) wall. Pursuant to §95-53.3 M (2), the height of the fence shall include the height of the retaining wall on which the fence is located. Therefore, the total height of the proposed pickle ball fence is calculated at approximately 16.87'.
- 2) **§95-53.5 M (4) – Maximum Fence Height (dog park)** – 6' permitted; a 4' fence is proposed on top of a 4.6' wall at the dog park. Pursuant to §95-53.3 M (2), the height of the fence shall include the height of the retaining wall on which the fence is located. Therefore, the total height of the proposed dog park fence is calculated at approximately 8.6'.
- 3) **§95-53.5 M (4) – Chain link fences** - Chain link fence is prohibited. Chain link fence is proposed at the dog park and pickle ball court.
- 4) **§95-53.5K (3) – Landscaping Foundation Plantings** - the Code requires foundation plantings to be planted along the front facades of all buildings and along/beside primary building access points. The Applicant proposes some foundation plantings but are limited due to front load garages.

The Applicant may also apply for such other bulk variance relief, exceptions, interpretations, waivers, permits, approvals, or licenses that are deemed necessary or appropriate by the Applicant or the Board, and which may arise during the course of the hearing process, and in such cases deem the application amended as necessary.

This application is now on the Board's calendar and a public hearing has been ordered for May 26, 2026 at 7:00 P.M. in the Municipal Building, 411 Ridgedale Avenue, East Hanover, New Jersey 07936. When this case is called you may either appear in person or by an attorney for the purpose of being heard with respect to this application. All documents and plans relating to this application may be inspected by between the hours of 9:00 am and 4:00 pm in the office of the Secretary of the Planning Board, 411 Ridgedale Avenue, East Hanover, New Jersey 07936.

EH - NIKE, LLC

By: 

Emily J. Weiner, Esq.

WEINER LAW GROUP LLP

Attorneys for Applicant

629 Parsippany Road

Parsippany, New Jersey 07054