

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
JUNE 6, 2016**

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday evening June 6, 2016, at 7:30 P.M. in the Municipal Building, 50 Woodland Avenue, Township of Morris, N.J.

1. Call to Order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call

Resolution

Consideration of the following resolutions thereby memorializing the action taken by the Board at the April 18, 2016 and May 2, 2016 meetings:

5. PB-05-15, K. Hovnanian at Morristwp II, LLC Site Plan / Variances
Block 9101, Lot(s) 6, 7 & 8, 101 Columbia Road, OL-40 / PUD zone.

Applicant proposes construction of 235 townhouses and a residential clubhouse with other related improvements.

Approval

Roll Call (voting members): Mr. Benvenuto, Mr. Loughman, Mr. Kaar, Ms. Johnson, Ms. Murphy,
Mr. Vintschger, Mr. Mancuso, Mr. Haan

6. PB-11-10, Southgate Two, LLC,
Block 7003, Lot 20, 435 South Street, OL-40 zone.

Applicant proposes to construct banked parking previously approved by the Planning Board on January 10, 2011.

Approval

Roll Call (voting members): Mr. Benvenuto, Mr. Loughman, Mr. Kaar, Ms. Johnson, Ms. Murphy,
Mr. Goldberg, Mr. Vintschger, Mr. Mancuso, Mr. Haan

7. PB-06-14, Order of St. Benedict of NJ,
Block 4501, Lot 2.01, 230 Mendham Road, OSGU zone.

Applicant request for extension of approval of the amended final site plan for the fifth tennis court with variance for the fence to surround the tennis court.

Approval

Roll Call (voting members): Mr. Benvenuto, Mr. Loughman, Mr. Kaar, Ms. Johnson, Ms. Murphy,
Mr. Goldberg, Mr. Vintschger, Mr. Mancuso, Mr. Haan

8. PB-11-15, William Alverson Minor Subdivision / Variance
Block 101, Lot 34, 70 W. Hanover Avenue, RA-7 zone.

Applicant proposes a minor subdivision to create one additional lot. Variance required for lot depth, 100 ft required and 98.1 ft provided.

Approval

Roll Call (voting members): Mr. Bobbin, Mr. Loughman, Mr. Kaar, Ms. Johnson, Ms. Murphy,
Mr. Romano, Mr. Vintschger, Mr. Mancuso, Mr. Haan

9. PB-01-16, Norman & Rosalind Fischell Minor Subdivision / Variance
Block 1101, Lots 18 & 20, 171-176 Baker Street, RA-35 zone.

Applicant proposes a minor subdivision to create one additional lot creating a lot width of 35 feet on lot 18 where 175 feet is required.

Approval

Roll Call (voting members): Mr. Bobbin, Mr. Loughman, Mr. Kaar, Ms. Johnson, Ms. Murphy,
Mr. Romano, Mr. Vintschger, Mr. Mancuso, Mr. Haan

10. PB-02-16, Morris County Golf Club Site Plan/Variance
Block 9101, Lot 2 & 3, 36 Punchbowl Road, OSGU zone.

Applicant proposes to construct a 400 sf building addition to the eastern side of the clubhouse and other related improvements.

Approval

Roll Call (voting members): Mr. Bobbin, Mr. Loughman, Mr. Kaar, Ms. Johnson, Ms. Murphy,
Mr. Romano, Mr. Vintschger, Mr. Mancuso, Mr. Haan

11. Other Matters

12. Adjournment


Sonia Santiago, Board Secretary

Please note that in all matters presented by applicants, the Board's function is quasijudicial and therefore formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. It is difficult to determine whether a matter on the agenda will be reached for a hearing. Therefore, reliance should not be placed on the estimate of whether formal action is or is not anticipated. If a matter is on the agenda your rights can only be protected by attending the meeting.

Distribution: May 31, 2016

Chairman and Board Members, Planning Consultant, Board Engineer, Township Committee, Township Administrator, Township Tax Assessor, Board Attorney, Township Engineer, Township Clerk, Bulletin Board, Township Historic Preservation Commission, Star Ledger, Daily Record, Morris News Bee