

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING AGENDA  
JUNE 20, 2016**

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday evening June 20, 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 resolution thereby memorializing the action taken by the Board at the April 18, 2016 meeting.

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

**Public Hearing**

6. PB-05-16, H'Y2 Mt. Kemble, LLC Site Plan Waiver / Variances  
Block 6101, Lot 1, 412 Mt. Kemble Avenue, OL-40 zone.

Applicant is proposing to install a total of twelve wall signs on the office building and seven freestanding signs within various locations on the site for wayfinding purposes. Applicant also seeks variance relief for the freestanding signs where the ordinance provides for a single freestanding sign of 100 sf and 302.2 sf is provided in total, and a sign setback on Mt. Kemble Avenue of 26 feet where 40 is required.

7. **Other Matters**
8. Adjournment

  
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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: June 14, 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