

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
JUNE 27, 2016**

PLEASE TAKE NOTICE that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, June 27, 2016, at 7:30 P.M., in the Municipal Building, 50 Woodland Avenue, Township of Morris.

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 April 25, 2016 meeting.

5. BA-02-16 Crum & Forster
Block 8304, Lot 30, 305 Madison Avenue, OL-5 zone. Section D & C.

Applicant is proposing a gravel / mulch path and changes to the building footprint.

Approval

Roll Call: (Voting Members) Ms. Kalaher, Mr. Luby, Mr. Williams, Mr. Woodford,
Ms. Ferrari, Mr. Christensen, Mr. Kronk

6. BA-18-15 Morris County Affordable Housing
Block 10307, Lot 14, 227 Martin Luther King Avenue, RB-7 zone Section D & C

Applicant proposes converting existing garage into a four family dwelling unit where two-family dwellings are permitted and other related improvements.

Approval

Roll Call: (Voting Members) Ms. Kalaher, Mr. Luby, Mr. Williams, Mr. Woodford,
Ms. Ferrari, Mr. Christensen, Mr. Kronk

Interpretation

7. BA-05-16 Bradley L. Conway
Block 3103, Lot 27, 25 Egbert Avenue, RA-25 zone. Section A

Applicant is requesting an interpretation as to whether a 10 foot high tennis back board is in violation of Section 95-36D(3) of the zoning ordinance.

Public Hearings

8. BA-19-15 Yale & Eileen Levine
Block 802, Lot 5, 8 Summit Road, RA-35 zone. Section C.
- Continuation from the April 25, 2016 public hearing, applicant proposes the installation of a 12 x 24 shed creating a side yard setback of 15 feet where 30 feet is required and rear yard setback of 25 feet where 50 feet is required; construction of a two car garage creating a side yard setback of 5.61 where 45 feet is required and creating a combined side yard setback of 20.61 feet where 75 feet is required. Applicant also seeks a variance for multiple accessory structures where one is permitted.
9. BA-17-15 JCJR, LLC
Block 10502, Lot(s) 38 & 39, 187-189 Speedwell Avenue, B-11 zone. Section D.
- Applicant proposes a lot line adjustment that would square off the two lots and allow for a common access and shared parking arrangement between the two properties.
10. BA-20-15 Emad Dawod
Block 103, Lot 17 & 18, 188 & 196 Speedwell Avenue, B-11 zone. Section D.
- Applicant proposes to convert a former residential dwelling to be used for retail business on the first floor and a residential unit on the second floor. Applicant also seeks variance relief for parking stall size and driveway width.
11. **Other Matters**
12. Adjournment


Sonia Santiago, 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.

Dated: June 23, 2016

Distribution: Chairman and Members (9), Board Attorney, Township Engineer, Township Committee, Township Administrator, Township Attorney, Township Tax Assessor, Bulletin Board, Daily Record, Morris News Bee, Star Ledger, Historic Preservation Committee