

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
SEPTEMBER 26, 2016**

PLEASE TAKE NOTICE that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, September 26, 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 resolutions thereby memorializing the action taken by the Board June 27, 2016, August 22, 2016 and August 29, 2016 meetings.

5. 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.
Approval
Roll Call: (Voting Members) Ms. Kalaher, Ms. Ferrari, Mr. Williams, Mr. Woodford,
Mr. Haan, Mr. Christensen, Mr. Luby
6. BA-12-16 Todd Grunow
Block 1802, Lot 1, 254 West Hanover Avenue, RA-15 zone. Section C.

Applicant proposes to install a hot tub creating a rear yard setback of 8 feet where 25 feet is required and a side yard setback of 8 feet where 20 feet is required.
Approval
Roll Call: (Voting Members) Ms. Kalaher, Mr. Luby, Ms. Ferrari, Mr. Woodford, Mr. Haan,
Mr. Kronk
7. BA-11-16 Crum & Forster
Block 8304, Lot 30, 305 Madison Avenue, OL-5 zone. Section C.

Applicant proposes to replace existing parking deck with other related site improvements, and seeks variance relief for a 9 x 18 parking stall where 10 x 20 is required and a parking aisle width of 24 feet where 25 feet is required.
Approval
Roll Call: (Voting Members) Ms. Kalaher, Ms. Ferrari, Mr. Staudt, Mr. Woodford,
Mr. Haan, Mr. Christensen, Mr. Luby,

Interpretation

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

Continuation from the April 25, 2016, June 27, 2016 and August 22, 2016 public hearings, 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

9. BA-13-16 Julie & Philip Cohen
Block 7706, Lot 3, 18 Herms Place, RA-15 zone, Section C.

Applicant proposes to construct a deck and a covered porch creating a rear yard setback of 16.25 feet where 25 feet is required.

10. BA-08-16 Sunoco Inc. R & M
Block 10104, Lot 11, 299 East Hanover Avenue, I-21 zone. Section D

Applicant proposes to add 240 sf of additional floor area to the existing convenience store, construct a new storage shed and other related improvements.

11. BA-04-16 Colombia Road Partners, LLC
Block 9003, Lot 10, 65 Columbia Road, OSGU zone, Section D & C.

Applicant proposes to replace an existing air supported enclosure and add two additional tennis courts with other related improvements. Applicant also seeks a use variance to allow a portion of the facility to be used as a school in connection with the tennis academy.

12. **Other Matters**

13. 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: September 20, 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