

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
OCTOBER 24, 2016**

PLEASE TAKE NOTICE that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, October 24, 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 September 26, 2016 meeting.

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-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.
Approval
Roll Call: (Voting Members) Ms. Kalaher, Ms. Ferrari, Mr. Williams, Mr. Woodford,
Mr. Haan, Mr. Christensen, Mr. Luby
7. 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.
Approval
Roll Call: (Voting Members) Ms. Kalaher, Mr. Luby, Ms. Ferrari, Mr. Woodford, Mr. Haan,
Mr. Kronk

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-19-15 Yale & Eileen Levine
Block 802, Lot 5, 8 Summit Road, RA-35 zone. Section C.

Continuation from the April 25, 2016 and August 22, 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.

10. BA-16-16 Thomas Stork
Block 301, Lot 64, 18 Stewart Drive, RA-7 zone. Section C.

Applicant proposes construction of a 10 x 20 ft front porch creating a front yard setback of 18.7 feet where 25 feet is required.

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. BA-14-16 Somerset Tire Service, Inc.
Block 10201, Lot 7, 291 East Hanover Avenue, I-21 zone. Section D.

Applicant proposes to modify existing freestanding sign and replace and modify two wall mounted signs. Applicant also seeks variance relief for the number of signs and the area of the freestanding sign.

13. **Other Matters**
 - a. 2017 Calendar Review
14. 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: October 19, 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