

**TOWNSHIP OF MORRIS  
BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
AUGUST 22, 2016**

**PLEASE TAKE NOTICE** that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, August 22, 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 and July 25, 2016 meetings.

5. 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.

Approval

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

6. BA-07-16 Thomas & Elizabeth Quinn  
Block 8002, Lot 4, 1 Arbor Way, RA-15, zone. Section C

Applicant proposes installation of an emergency generator creating a rear yard setback of 23 feet where 25 feet is required.

Approval

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

7. BA-06-16 Arthur Corwin  
Block 1602, Lot 4, 12 Mark Twain Drive, RA-35c zone, Section C

Applicant proposes installation of an emergency generator creating a side yard setback of 22.3 feet where 25 feet is required.

Approval

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

8. BA-09-16 Thomas & JoAnn Van Sciver  
Block 5506, Lot 22, 43 Molly Stark Drive, RA-15 zone, Section C

Applicant proposes to construct a second floor addition creating a front yard setback of 49.44 feet where 50 feet is required and a side yard setback of 16.12 feet where 20 feet is required and a combined side yard setback of 42.18 feet where 50 feet is required.

Approval

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

**Interpretation**

9. 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**

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-03-16 Kevin Morrison  
Block 1101, Lot 19.05, 14 Holmes Court, RA-35c zone, Section C.

Applicant proposes installation of a 12 ft. x 16 ft. shed creating a rear yard setback of 40.9 feet where 50 feet is required.

12. 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.

13. BA-12-16 Todd Grunow  
Block1802, 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.

14. **Other Matters**

15. Adjournment

  
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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: August 16, 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