

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING AGENDA  
FEBRUARY 6, 2023**

**Please take notice** that, the regular meeting of the Township of Morris Planning Board will be held on Monday, February 6, 2023 at 7:00 P.M. in the Municipal Building, 50 Woodland Avenue, Morris Township, N.J. in person and viewable via Zoom.

In order to login, you will need the Zoom application loaded on your device (you may download for free) then, You may log on to the meeting using one of these three methods:

- Click here: <https://us02web.zoom.us/j/84375774591?pwd=QmVsRjZNck96QTZLSVdFcTBpaW0rZz09>
- Or go directly to the Zoom Meeting website <https://zoom.us/join> and click on the JOIN A MEETING and enter.  
Meeting ID: 843 7577 4591  
Password: 461758
- Or by phone at 1-929-205-6099 and enter  
Meeting ID: 843 7577 4591  
Password: 461758

**AGENDA**

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 at the January 9, 2023 meeting:

5. PB-14-22, Sister's of Charity of St. Elizabeth Site Plan  
Block 8801, Lot 1, 12 Convent Road, OSGU zone.

Applicant proposes to construct a guard house.

Approval

Roll Call (voting members); Mr. Quillan, Mr. Nunn, Ms. Murphy, Ms. VanOrder, Ms. Wilson,  
Mr. Flowers, Mr. Benoit, Mr. Bye

6. PB-04-22, Spring Brook Country Club Site Plan / Variance / Waiver  
Block 5802, Lot 1, 9 Spring Brook Road, OSGU zone.

Applicant proposes to expand and upgrade an existing parking area and expand a paddle tennis warming hut as part of a second story addition above existing tennis shop.

Approval

Roll Call (voting members); Mr. Quillan, Mr. Nunn, Ms. Murphy, Mr. Ravitz, Ms. VanOrder,  
Ms. Wilson, Mr. Flowers, Mr. Benoit, Mr. Bye,

7. PB-01-19, Morristown Motors, Inc. Extension of Approval  
Block 10104, Lots 7, 9, & 13, 175 Ridgedale Avenue, I-21 zone.

Applicant request an extension of approval.

Roll Call (voting members); Mr. Quillan, Mr. Nunn, Ms. Murphy, Mr. Ravitz, Ms. VanOrder, Ms. Wilson, Mr. Flowers, Mr. Benoit, Mr. Bye, Approval

### Public Hearings

8. PB-13-22, KW Kreations, LLC Minor Subdivison/Variance  
Block 10311, Lot 15.01, 9 Emmett Avenue, RB-7 zone.

Applicant proposes a minor subdivision with variance relief to adjust the lot line between lot 15.01 and 16 creating a front yard setback of 49.18 feet where 60 feet is required a side yard setback of 8.4 feet where 10 feet is required and creating a combined side yard setback of 18.5 feet where 20 feet is required. Click [here](#) to view the plans.

9. Other Matters
- Legislative Committee Report (if any)
  - PB By-Laws 2023
10. Public Commentary
11. Closed Session (if necessary)
12. 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: January 30, 2023

Chairman and Board Members, Planning Consultant, Board Engineer, Township Committee, Township Administrator, Township Tax Assessor, Board Attorney, Bulletin Board, Township Historic Preservation Commission,