

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
SEPTEMBER 12, 2022**

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday, September 12, 2022 at **7:00 P.M.** in the Municipal Building, 50 Woodland Avenue, Morris Township, N.J. in person and viewable via Zoom.

If you wish to participate by asking questions, supporting, opposing or making comments you must attend the meeting in person. If you wish to listen to the matters being heard, you may log in via zoom. Any member of the public logged in via zoom will not be able to ask questions or comment on the applications.

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=QmVsRjZlNk96QTZLSVdFcTBpaW0rZz09>

- Or go directly to the Zoom Meeting website www.zoom.us.com 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

Resolutions

Consideration of the following resolutions memorializing the action taken by the Board at the August 8, 2022 and August 15, 2022 meetings.

5. PB-03-22, Madison Avenue Urban Renewal, LLC Amended Site Plan
Block 8409, Lot 1, 315 Madison Avenue, OSGU zone.

Applicant proposes to redesign the façade of the new buildings, increase the number of restaurant seats and remove the water wall from the outdoor patio with other related improvements.

Approval

Roll Call (voting members): Mr. Quillan, Ms. McKay, Mr. Gyorfy, Ms. Murphy, Mr. Flowers,
Ms. Van Order, Mr. Benoit

6. PB-05-22, 284 Mendham, LLC Minor Subdivision/Variance
Block 4501, Lot 4, 284 Mendham Road, RA-130 zone.

Applicant proposes to subdivide the property to create one additional lot. A front yard variance would be required for one of the lots as the existing setback to Mendham Road is deficient.

Approval

Roll Call (voting members): Ms. Wilson, Mr. Nunn, Mr. Gyorfy, Mr. Alesso, Ms. Murphy,
Mr. Bye, Mr. Flowers, Mr. Benoit

Public Hearings

7. PB-07-22, 299 Madison Fee Owner, LLC Site Plan / Variance
Block 8304, Lot 29, 299 Madison Avenue, OL-5 zone.

Applicant proposes to install a new generator, transformer pad, loading area and a trash compactor and enclosure. Modification to internal circulation is also proposed as well as rooftop mechanical equipment. A variance will be required for a non-conforming parking setback and for placement of an accessory structure closer to the front lot line and road right of way than permitted for the principal structure. Click [here](#) to view the plans.

8. PB-06-22, Red Bull Arena, Inc. Site Plan
Block 9101, Lots 4 & 5, 101-103 Columbia Road, OL-5 / PUD zone.

Continuation from the August 15, 2022 public hearing, applicant proposes to construct a New York Red Bulls training facility for professional, academy and youth sports teams to include outdoor fields, buildings used for administrative and business offices, gymnasiums and field houses, athletic training and fitness, classrooms, dormitories, and indoor field, food service operations physical therapy and ancillary facilities related to athletic training. Click [here](#) to view the plans.

9. **Other Matters**
• Morris Marketplace signage review (discussion)
10. Public Commentary
11. **Closed Session** (if necessary)
12. Adjournment



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: September 6, 2022

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