

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING AGENDA  
NOVEMBER 21, 2022**

**Please take notice** that the regular meeting of the Township of Morris Planning Board will be held on Monday, November 21, 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=QmVsRjZNck96QTZLSVdFcTBpaW0rZz09>

- Or go directly to the Zoom Meeting website [www.zoom.us.com](http://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. Oath of Office and Oath of Allegiance to be administer to the following member:
  - William Barrett, Alternate 2
5. Roll Call

**Resolution**

Consideration of the following resolution thereby memorializing the action taken by the Board at the September 12, 2022 meeting.

6. 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.

Approval

Roll Call (Voting Members:) Mr. Quillan, Mr. Flowers, Ms. Murphy, Mr. Bye, Ms. Van Order

7. PB-06-22, Red Bull Arena, Inc. Site Plan  
Block 9101, Lots 4 & 5, 101-103 Columbia Road, OL-40 / PUD zone.

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.

Approval

Roll Call (Voting Members:) Mr. Alesso, Mr. Flowers, Mr. Quillan, Ms. Murphy, Mr. Bye, Ms. Wilson, Mr. Gyorfy, Mr. Benoit

### Public Hearings

8. PB-10-22, Order of St. Benedict of NJ-Delbarton Site Plan / Variance  
Block 4501, Lot 2.01, 230 Mendham Road, OSGU zone.

Applicant proposes installation of new freestanding signs at the three existing entrances of the school creating a front yard setback of 17 feet (west gate) and 15 feet (east gate) on Mendham Road where 25 feet is required. Applicant will also seek variance relief to allow for two signs to be located on Mendham Road where one is permitted. Click [here](#) to view the plans.

9. 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. Click [here](#) to view the plans.

10. PB-11-22, Sandi's Soulbites Restaurant Site Plan / Variance  
Block 10501, Lot 2, 255 Speedwell Avenue, B-11 zone.

Applicant proposes to renovate the existing restaurant and convert same for use as a new restaurant to include outdoor dining. Click [here](#) to view the plans.

11. Other Matters

- Recognition of service to the following Board member:
  - Jesse Kaar
- Ordinance 26-22 - Amending Chapter 95, Article II, Section 6 of the Code of the Township of Morris "Zoning Map" for Master Plan Consistency

12. Public Commentary

13. Closed Session (if necessary)

14. 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: November 14, 2022, revised 11-21-22

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