

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING AGENDA  
DECEMBER 4, 2023**

**Please take notice** that, the regular meeting of the Township of Morris Planning Board will be held on Monday, December 4, 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
  
- Procedures for Planning / Zoning Board Meetings; click [here](#).

**AGENDA**

1. Call to Order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call
5. Consideration for approval of the minutes of October 2, 2023 and October 16, 2023 regular meetings.

**Resolution**

Consideration of the following resolution thereby memorializing the action taken by the Board at the October 16, 2023 meeting:

6. PB-05-23, Helios Solar Energy, LLC Site Plan  
Block 10401, Lot 2, 1 Cory Road, I-21 zone.

Applicant proposes to replace roof top solar panels (with new panels) on the existing industrial building.

Approval

Roll Call (voting members): Mr. Alesso Ms. Van Order, Mr. Flowers, Mr. Ravitz, Ms. Murphy, Mr. Benoit, Mr. Quillan, Ms. Wilson, Mr. Bye

**Public Hearings**

7. No applications for review by the Planning Board
8. Other Matters
  - Legislative Committee Report (if any)

- PB-13-22, KW Home Kreations, LLC, Block 10311, Lots 15.01 & 16, 9 & 7 Emmett Avenue, RB-7 zone. Applicant requests an extension to file the minor subdivision deed. (Resolution to be adopted)
- Ordinance 28-23 from the Township Committee regarding Off-Street Parking and Loading for Master Plan Consistency.

9. **Public Comments**

10. **Closed Session** (if necessary)

11. 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 28, 2023

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