

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
DECEMBER 5, 2022**

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday, December 5, 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 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 resolution thereby memorializing the action taken by the Board at November 21, 2022 meeting.

5. 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 also seeked variance relief to allow for two signs to be located on Mendham Road where one is permitted.

Approval

Roll Call (Voting Members:) Mr. Alesso, Mr. Flowers, Ms. Wilson, Mr. Bye, Ms. Van Order,
Mr. Benoit

Public Hearings

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

Continuation from the November 21, 2022 public hearing, 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.

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

8. **Other Matters**
9. **Closed Session** (if necessary)
10. 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: November 29, 2022,
Chairman and Board Members, Planning Consultant, Board Engineer, Township Committee, Township Administrator,
Township Tax Assessor, Board Attorney, Bulletin Board, Township Historic Preservation Commission,