

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

Call to Order

The regular meeting of the Township of Morris Planning Board was called to order on Monday February 6, 2023, at 7:00 P.M. in the Municipal Building, 50 Woodland Avenue, Morris, Township of Morris, N.J. in person and via Zoom.

The Pledge of Allegiance was led by Mr. Richard Bye, Chairman

Statement of Adequate Notice: The Chairman issued the following statement:

"I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Planning Board by preparing a notice dated January 30, 2023, specifying the time, date and place of this meeting, posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Township of Morris; forwarding the notice to the Morris County Daily Record and the Morris News Bee. I hereby hand a copy of such notice to the Secretary of the Planning Board for inclusion in the minutes of this meeting, all of the above actions being in accordance with N.J.S.A. 10:4-6, et seq., Open Public Meetings Act."

Roll Call of Planning Board Members and Professionals

Members Present

Mr. Richard Bye
Mr. George Quillan
Mr. Joseph Alesso
Ms. Tanya Van Order
Mr. William Ravitz, Deputy Mayor
Ms. Linda Murphy
Mr. Edward Benoit
Ms. Catherine Wilson, Township Committee
Mr. Jesse Flowers, Alternate #1

Members Absent

Mr. William Barrett, Alternate #2
Mr. Michael Nunn

Professionals Present

Mr. Steven Warner, Board Attorney
Mr. James Slate, Board Engineer
Mr. Paul Phillips, Board Planner
Ms. Sonia Santiago, Board Secretary

Professionals Absent

None

Resolutions

Consideration of the following resolutions thereby memorializing the action taken by the Board at the January 9, 2023 meeting:

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

Site Plan

Applicant proposes to construct a guard house.

Mr. Quillan moved, seconded by Mr. Benoit, and roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted, memorializing the action taken by the Planning Board at the January 9, 2023 meeting.

Roll Call (voting members)

- Mr. Quillan YES
- Mr. Flowers YES
- Ms. Wilson YES
- Ms. Van Order YES
- Ms. Murphy YES
- Mr. Benoit YES
- Mr. Bye YES

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.

Ms. Murphy moved, seconded by Ms. Wilson, and roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted, memorializing the action taken by the Planning Board at the January 9, 2023 meeting.

Roll Call (voting members)

- Mr. Quillan YES
- Mr. Flowers YES
- Mr. Ravitz YES
- Ms. Wilson YES
- Ms. Van Order YES
- Ms. Murphy YES
- Mr. Benoit YES
- Mr. Bye YES

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.

Ms. Wilson moved, seconded by Mr. Ravitz, and roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted, memorializing the action taken by the Planning Board at the January 9, 2023 meeting.

Roll Call (voting members)

- Mr. Quillan YES
- Mr. Flowers YES

Ms. Wilson YES
Ms. Van Order YES
Ms. Murphy YES
Mr. Benoit YES
Mr. Bye YES

Public Hearings

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.

The Board attorney informed the Board about a notice issue and advised the Board that if they wish to proceed with the application they may do so and make a condition of approval that the applicant must obtain a signed waiver from the missing resident prior to the resolution being adopted. The Board agreed to hear the application.

Mr. Frederick Zelle, attorney for the applicant entered his appearance and presented the application to the Board.

The following professionals sworn in by Board attorney appeared to be heard.

- James Slate, Township Engineer
- Paul Phillips, Township Planner
- William Hollows, Land Surveyor

The following exhibits were submitted during testimony.

- A-1 Sheet 2 of the plan colorized dated 12-7-22

Summary of Testimony – William Hollows, Land Surveyor

Mr. Hollows stated that in January 2014 there was a minor subdivision to create one additional lot which was sold to the client and at that point they prepared a grading plan and were using the survey that was approved. During construction the owner had removed the hedges and the owner of lot 16 hired a surveyor to verify the property line. The surveyors came to realization that on this block there were two bearing system and that is what has caused the discrepancy. When it was stake out it was done incorrectly. What we are trying to do is correct the lot line between the properties. Nothing is changing on lot 16. The area of the wedge is 179 sf. A discussion was carried among the Board members and the applicants professional regarding the lot line adjustment in order to correct the discrepancy.

The meeting was opened to the public for questions; no one appeared to be heard.

Public portion closed at 7:57 pm.

The meeting was opened to the public for comments; the following person appeared to be heard.

- Pamela Watson 2 Cory Road, apt D

Closed at 8:01 pm

Ms. Murphy moved, seconded by Mr. Alesso that approval be granted to the application of KW Kreations, LLC thereby permitting the minor subdivision / lot line adjustment on Block 10311, Lots

15.01 & 16 with conditions stipulated and that the Board Attorney be authorized to prepare a formal resolution memorializing action taken by the Board, same to be presented for consideration at the March 6, 2023 Board meeting.

Roll Call (voting members)

Mr. Quillan	YES
Mr. Flowers	YES
Mr. Ravitz	YES
Mr. Alesso	YES
Ms. Murphy	YES
Ms. Wilson	YES
Ms. Van Order	YES
Mr. Benoit	YES
Mr. Bye	YES

9 Ayes 0 Nays 0 Abstain

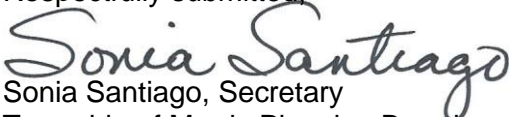
Other Matters

- Legislative Committee Report (if any) none to be heard
- PB By-Laws 2023 – Mr. Warner informed the board that it is a requirement of the MLUL for Boards to have by-laws in place. A discussion was carried among the Board members and the professionals regarding the by-laws, minor changes to be made and resubmitted to the Board for further review.

Closed Session (if any) None

Adjournment

With no further business for consideration by the Township of Morris Planning Board, on motion duly made seconded and unanimously carried the meeting was adjourned at 9:45 P.M.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board
Approved: March 6, 2023