

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

Call to Order

The regular meeting of the Township of Morris Planning Board was called to order on Monday March 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 February 28, 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. Michael Nunn
Mr. Joseph Alesso
Ms. Tanya Van Order
Ms. Linda Murphy
Mr. Edward Benoit
Mr. Jesse Flowers, Alternate #1
Mr. William Barrett, Alternate #2

Members Absent

Mr. William Ravitz, Deputy Mayor
Ms. Catherine Wilson, Township Committee

Professionals Present

Mr. Steven Warner, Board Attorney
Mr. James Slate, Board Engineer
Ms. Elizabeth Leheny, Board Planner
Ms. Sonia Santiago, Board Secretary

Professionals Absent

Mr. Paul Phillips, Board Planner

Consideration for approval of minutes of the February 6, 2023 regular meeting.

Ms. Van Order moved seconded by Mr. Benoit, unanimously carried the minutes of the February 6, 2023 regular meeting were approved as circulated and placed on file.

Resolutions

Consideration of the following resolutions thereby memorializing the action taken by the Board at the February 6, 2023 meeting:

PB-13-22, KW Kreations, LLC Minor Subdivision/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.

Mr. Quillan moved, seconded by Ms. Murphy, 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 February 6, 2023 meeting.

Roll Call (voting members)

- Mr. Quillan YES
- Mr. Flowers YES
- Mr. Alesso 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 requests an extension of approval.

Mr. Alesso 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 March 6, 2023 meeting.

Roll Call (voting members)

- Mr. Quillan YES
- Mr. Flowers YES
- Mr. Nunn YES
- Mr. Alesso YES
- Ms. Van Order YES
- Ms. Murphy YES
- Mr. Benoit YES
- Mr. Barrett YES
- Mr. Bye YES

Public Hearings

PB-15-22, Morris County Golf Club Amended Preliminary / Final Site Plan
Block 9101, Lot 2, 36 Punch Bowl Road, OSGU zone.

Applicant proposes to upgrade existing storage and maintenance facilities on its existing golf course.

Mr. Lawrence Calli, 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.

Tim Derrick, Professional Engineer
Paul Ricci, Professional Planner
Jeff Rawding, Architect
James Slate, Township Engineer
Elizabeth Leheny, Township Planner

The following exhibits were submitted during testimony.

A-1 Variance Summary Chart

Summary of Testimony – Tim Derrick, Engineer

Mr. Derrick reviewed the site plan with the Board and stated that the halfway house will remain in the same location as well as the cold storage building, the scope and scale of the project is much less than before. he further reviewed the variance summary chart of what was previously approved and what is being proposed.

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

Public portion closed at 7:48 pm.

Summary of Testimony- Paul Ricci, Professional Planner

Mr. Ricci stated that the variances being requested are under the c2 variances and that this is better planning. This advances the Master Plan and purpose A and purpose G of the Municipal Land Use Law. Under the negative criteria, this application can be granted without detriment to the public good and this is a good application.

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

Public portion closed at 7:56 pm.

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

Closed at 7:57 pm

Mr. Calli asked the Board if the applicant could proceed with the construction permit process so that they could start site preparation at their own risk prior to Resolution of Approval adoption.

Mr. Rawding stated that it goes to efficiency of maintenance operations and they are trying to open the golf club and not have a lot of equipment stored outside. The work is a disruption to the facility and they would not be able to get up and in operation at full force until the facility is done.

Ms. Murphy moved, seconded by Mr. Alesso that approval be granted to the application of Morris County Golf Club thereby permitting the upgrade to existing storage and maintenance facilities on Block 9101, Lot 2 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 20, 2023 Board meeting.

Roll Call (voting members)

Mr. Quillan	YES
Mr. Flowers	YES
Mr. Nunn	YES
Mr. Alesso	YES
Ms. Murphy	YES
Mr. Barrett	YES
Ms. Van Order	YES
Mr. Benoit	YES
Mr. Bye	YES

9 Ayes 0 Nays 0 Abstain

PB-16-22, Order of St. Benedict of NJ-St. Mary’s Abbey
Block 4501, Lot 2.01, 230 Mendham Road, OSGU zone.

Site Plan

Applicant proposes a two-story addition to the existing St. Mary’s Abbey Monastery.

Due to a notice discrepancy the application was carried to March 20, 2023 without further personal notice to the neighbors and with further publication in the correct newspaper.

Public Comments

The meeting was opened to the public for any questions or comments not related to any application; no one appeared to be heard.

Other Matters

- Legislative Committee Report (if any) none to be heard
- PB By-Laws 2023 – were reviewed by the Board as amended moved by Mr. Alesso seconded by Ms. Murphy.

Roll Call (voting members) Mr. Quillan, Ms. Murphy, Mr. Flowers, Mr. Benoit, Mr. Nunn, Mr. Alesso, Ms. Van Order, Mr. Barrett, Mr. Bye

- Planning / Zoning Board meetings procedures were reviewed by the Board. Board secretary was instructed to post on the Website and have them available at the meetings. Moved by Mr. Alesso, seconded by Mr. Nunn and by a voice vote all members present were in favor of the procedures.

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 8:30 P.M.

Respectfully submitted,



Sonia Santiago, Secretary
Township of Morris Planning Board
Approved: March 20, 2023