

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
MARCH 20, 2023**

Call to Order

The regular meeting of the Township of Morris Planning Board was called to order on Monday March 20, 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 March 14, 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. William Ravitz, Deputy Mayor
Mr. Joseph Alesso
Ms. Tanya Van Order
Ms. Linda Murphy
Ms. Catherine Wilson, Township Committee
Mr. Edward Benoit
Mr. Jesse Flowers, Alternate #1
Mr. William Barrett, Alternate #2

Professionals Present

Mr. Steven Warner, Board Attorney
Mr. Paul Phillips, Board Planner
Mr. David Hansen, Board Engineer
Ms. Sonia Santiago, Board Secretary

Professionals Absent

Mr. James Slate, Board Engineer

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

Mr. Nunn moved seconded by Ms. Murphy and unanimously carried the minutes of the March 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 March 6, 2023 meeting:

PB-15-22, Morris County Golf Club
Block 9101, Lot 2, 36 Punch Bowl Road, OSGU zone.

Amended Preliminary / Final Site Plan

Mr. Nunn moved, seconded by Mr. Alesso 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 as amended, 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. Barrett	YES
Mr. Alesso	YES
Ms. Van Order	YES
Ms. Murphy	YES
Mr. Benoit	YES
Mr. Bye	YES

Public Hearings

PB-02-23 Township of Morris
Block 801, Lot 10.01, 118 Lake Valley Road, RA-15 / OSGU

Courtesy Review

Applicant proposes park related structures and installation of a parking area.

Proof of publication and affidavit of service filed and approved by the Board attorney.

Mr. William Foelsch, Director of Parks and Recreation, entered his appearance and presented the application to the Board.

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

Paul Szmaida, Landscape Architect
Paul Phillips, Board Planer
David Hansen, Board Engineer

No exhibits were submitted during testimony.

Summary of Testimony – Paul Szmaida, Landscape Architect

Mr. Szmaida stated that the proposal is for a small park in the Fairchild area. The park will consist of a parking area with 23 parking stalls with one being ADA accessible, a playground area with benches and playground equipment that would be of a “farm theme” to be consistent with the surrounding neighborhood a covered shade structure and a sand bottomed volleyball court. There will also be a walking trail through the property’s existing meadow and would be made by mowing through the meadow, not by the installation of any pavement or gravel. He also stated that a large berm will be installed along Lake Valley Road to prevent children from sledding into the street. He further stated that the proposal would be compliant with stormwater management regulations.

Mr. Phillips advised the Board that the proposal was consistent with the Township’s Master Plan.

The meeting was opened to the public for questions and / or comments; the following persons appeared to be heard.

Robert Ascough	109 Lake Valley Road
Michelle Rosenfeld	111 Lake Valley Road

Robert Goode

15 Evans Farm Road

Public portion closed at 8:09 pm.

Mr. Alesso moved, seconded by Ms. Murphy that approval be granted to the application of Morris Township thereby permitting the installation of park related structures and a parking lot area on Block 801, Lot 10.01 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 April 3, 2023 Board meeting.

Roll Call (voting members)

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

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.

Proof of publication and affidavit of service filed and approved by the Board attorney.

Mr. Martin Newmark, 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.

Stephen Aluotto, Architect
Jamie Giurintano, Professional Engineer
Paul Phillips, Board Planner
David Hansen, Board Engineer

The following exhibits were submitted during testimony.

A-1 Colored partial site plan
A-2 Colored three dimensions rendering of proposed addition
A-3 Colored Aerial Photograph

Summary of Testimony – Stephen Aluotto, Architect

Mr. Aluotto testified to the general goals of the proposal. He explained that the application has three goals-to provide: 1) accessibility in compliance with the American with Disabilities (ADA); 2) additional space to accommodate an increased presence of members of the public; 3) additional common areas for the monks that live in the Monastery. He testified that the monastery lacks of sufficient means of handicap accessibility and houses twenty full time residents. He proceeded to review the floor plans and exhibits with the Board.

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

Public portion closed at 8:45 pm.

Summary of Testimony- Jamie Giurintano, Engineer

Mr. Giurintano stated that the property consists of 164.95 acres and the monastery is located in the center of the property. There will be removal of a series of existing improvements, including trees, a portion of the monastery building, a portion of paved driveway, lighting fixtures, and other incidental appurtenances. He further stated that there are no wetlands or riparian zones in the area. He proceeded to review the exhibits and explain the improvements to the Board.

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

Public portion closed at 8:59 pm.

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

Closed at 9:01 pm

Mr. Ravitz moved, seconded by Mr. Alesso that approval be granted to the application of OSBNJ, St. Mary's Abbey thereby permitting the construction of a two-story addition to the monastery on Block 4501, Lot 2.01 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 April 3, 2023 Board meeting.

Roll Call (voting members)

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

PB-12-22, JCP&L c/o First Energy Corp.
Block 8601, Lot 4, 300 Madison Avenue, OL-5 zone.

Site Plan

Applicant proposes installation of an emergency generator.

Mr. Warner announced that due to a notice discrepancy the application will be carried to April 3, 2023 without further personal notice to the neighbors and with further publication in the correct newspaper.

Public Commentary

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-05-22, 284 Mendham, LLC, Block 4501, Lot 4, RA-130 zone. Applicant requests extension to record minor subdivision deed.

Mr. Alesso moved seconded by Mr. Ravitz that an extension to record the minor subdivision be granted to the application of 284 Mendham, LLC 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 as presented memorializing the action taken by the Planning Board at the March 20, 2023 meeting.

Roll Call (voting members)

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

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 9:07 P.M.

Respectfully submitted,



Sonia Santiago, Secretary
Township of Morris Planning Board
Approved: April 17, 2023