

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING MINUTES  
APRIL 3, 2023**

Call to Order

The regular meeting of the Township of Morris Planning Board was called to order on Monday April 3, 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. Joseph Alesso, Vice-Chairman

Statement of Adequate Notice: The Vice-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 29, 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. George Quillan  
Mr. William Ravitz, Deputy Mayor  
Mr. Joseph Alesso  
Ms. Tanya Van Order  
Ms. Catherine Wilson, Township Committee  
Mr. Edward Benoit  
Mr. William Barrett, Alternate #2

Members Absent

Mr. Michael Nunn  
Ms. Linda Murphy  
Mr. Richard Bye  
Mr. Jesse Flowers, Alternate #1

Professionals Present

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

Professionals Absent

Mr. Paul Phillips, Board Planner

**Resolutions**

Consideration of the following resolutions thereby memorializing the action taken by the Board at the March 20, 2023 meeting:

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

Mr. Quillan moved, seconded by Ms. Van Order 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 20, 2023 meeting.

Roll Call (voting members)

- Mr. Quillan YES
- Mr. Ravitz YES
- Mr. Alesso YES
- Ms. Van Order YES
- Ms. Wilson YES
- Mr. Benoit YES

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

Mr. Quillan 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 March 20, 2023 meeting.

Roll Call (voting members)

- Mr. Quillan YES
- Mr. Ravitz YES
- Mr. Alesso YES
- Ms. Van Order YES
- Ms. Wilson YES
- Mr. Benoit YES

**Public Hearings**

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

Applicant proposes installation of emergency generators.

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

Mr. Russell Anderson, 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.

- Matthew Critchlow, Project Manager
- Robert Kyser, Engineer
- Joseph Hendershaw, Engineer
- James Slate, Township Engineer
- Elizabeth Leheny, Township Planner

The following exhibits were submitted during testimony.

- A-1 Colored Rendering of Phase I Site Plan
- A-2 Colored Rendering of Phase II Site Plan

**Summary of Testimony – Mr. Matthew Critchlaw, Project Manager**

Mr. Critchlaw stated that the generator was needed to back up the electrical infrastructure for the building and Distribution Control Center which helps control all substation across New Jersey in case of an emergency. Without the DCC we would not be able to act under an emergency, switch power to certain substations and switch gear. Overall, it helps us control the data grid across NJ. Without the DCC operations we would not be able to talk to customers, control the grid across New Jersey in the event of an emergency if one substation goes out, we currently have the ability to switch the controls to another substation. Without this building we would not be able to see the grid and the power will be lost. There will be no additional employees in the building. The public will benefit in case of power lost.

**Summary of testimony – Joseph Hendershaw, Engineer**

Mr. Hendershaw stated that he has worked on this project since 2019 to provide the correct solution for the building, the generator itself will be attenuated within an enclosure. The generator will meet the noise limits at the property line. The reasons for these updates are for reliability. Both generators will be diesel with double wall tanks. He further testified that the generators will meet all State and Municipality requirements and generators will be tested during the week between the hours of 9:00 am to 4:00 pm. The fence surrounding the generator will be 8 feet high. Phase one will take approximately one year to be completed. Phase two will be completed five years after phase one is completed.

**Summary of testimony – Robert Kyser, Engineer**

Mr. Kyser stated to have prepared the plans before the Board. With regard to the variances being required in phase one the existing setback is 67.67 feet where 100 feet is required and proposed phase one distance will be 62.62. With phase II the distance decreases to 59.53 feet well over the 23 feet noise limit distance. Those distances are called out in the plan. The existing variances along Madison Avenue existing is 94.07 feet where 100 feet is required. And the maximum FAR is .516 where .25 is required and that is existing conditions which will not be impacted at all. There are transformers required for the project and they are at 14.8 feet existing and proposed because the transformers need to be relocated and they will be setback at 5.5 feet from the rear property line along Old Turnpike Road. He further testified with regard to the parking spaces, they will have over 500 parking spaces which is the required number of spaces. He further testified that this is a critical need; the data center is located at this location even though there is another location. Generators will exceed the 15 feet height requirement which a variance is required. No planting is being proposed and no FAR is being requested.

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

Public portion closed at 8:01 pm.

Mr. Ravitz moved, seconded by Ms. Wilson that approval be granted to the application of JCP&L thereby permitting the installation of an emergency generator on Block 8601, Lot 4 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 17, 2023 Board meeting.

Roll Call (voting members)

Mr. Quillan	YES
Mr. Ravitz	YES
Ms. Wilson	YES
Ms. Van Order	YES
Mr. Benoit	YES
Mr. Barrett	YES
Mr. Alesso	YES

**Recess taken at 8:07 pm  
Meeting reconvened at 8:14 pm**

PB-01-23, Order of St. Benedict of NJ-St. Mary's Abbey  
Block 4501, Lot 2.01, 230 Mendham Road, OSGU zone.

Amended Site Plan

Applicant proposes a 1,170 square foot one story addition to the existing Fine Arts Center.

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.

James Giurintano, Engineer  
Steve Aluotto, Architect  
Elizabeth Leheny, Township Planner  
James Slate, Township Engineer

The following exhibits were submitted during testimony.

- A-1 Colored Rendering aerial Map of existing conditions dated May 4, 2020
- A-2 Colored Rendering of Site Plan dated May 5, 2020
- A-3 Architectural exhibit, featuring a depiction of the western elevation of the proposed addition and two site photographs.

**Summary of Testimony** – James Giurintano, Engineer

Mr. Giurintano testified to the configuration of the property, explaining that it contains approximately 165 acres and it is situated within the OSGU zone. He further testified that the proposed addition would be setback approximately 850 feet from the nearest street and that there is a dense buffer along Mendham Road that screens the building. He further testified that the proposal would require the disturbance of approximately 170 square feet of a sloped area that is approximately 16% grade, and explained that the Applicant is not anticipating the disturbance of any critical slope areas greater than 25% grade.

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

Public portion closed at 8:20 pm.

**Summary of Testimony**- Steven Aluotto, Architect

Mr. Aluotto reviewed the plan with the Board and further stated that the addition will be to the northwest and it will consist of 1,265 square feet one story addition. He further stated that the proposed addition will be used for storage and that it will be 15.5 feet in height. It is proposed to be metal exterior siding

and no windows. He further testified that the addition would be barely visible from the rest of the Delbarton campus, being shielded by the building itself and other nearby buildings.

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

Public portion closed at 8:30 pm.

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

Closed at 8:30 pm

Mr. Barrett moved, seconded by Mr. Quillan that approval be granted to the application of OSBNJ, St. Mary’s Abbey thereby permitting the construction of a one-story addition to the Fine Arts Center 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 17, 2023 Board meeting.

Roll Call (voting members)

Mr. Quillan	YES
Mr. Ravitz	YES
Ms. Wilson	YES
Ms. Van Order	YES
Mr. Benoit	YES
Mr. Barrett	YES
Mr. Alesso	YES

**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

**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 8:33 P.M.

Respectfully submitted,



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