

**TOWNSHIP OF MORRIS**  
**MORRIS COUNTY – NEW JERSEY**  
**ORDINANCE NO. 04-25**

AMENDING CHAPTER 95 OF THE ZONING CODE OF THE TOWNSHIP OF MORRIS TO  
MODIFY THE RA-11 AND RA-25 ZONING BOUNDARIES FOR BLOCK 3105, LOT 6

WHEREAS, the Township of Morris seeks to amend the zoning boundaries to reflect appropriate land use and development patterns; and

WHEREAS, Block 3105, Lot 6, is currently situated within both the RA-25 and RA-11 zoning districts, and a conceptual minor subdivision application has been submitted to the Planning Board to separate the carriage house from the main house; and

WHEREAS, the proposed zoning amendment will align zoning boundaries with existing neighborhood characteristics and adjacent zoning designations; and

WHEREAS, proper notice of this zoning amendment has been provided to all properties within 200 feet of Block 3105, Lot 6, as well as to the immediately adjacent municipalities; and

WHEREAS, Chapter 95, Article II, Section 6, Zoning Map, is hereby amended to revise the RA-11 and RA-25 zone boundaries crossing Block 3105, Lot 6. This Lot and Block, subject to a Planning Board minor subdivision approval, proposes to subdivide the subject lot with each new lot being located in the RA-25 and RA-11 zones respectively. This property is a through lot with frontage on Egbert Avenue and Conklin Avenue.

WHEREAS, the proposed zoning amendment shall divide the property to allow a small part of the property presently entirely in the RA-25 zone to be in the RA-11 zone. This property is presently occupied with a house and carriage house. The proposed subdivision that will be presented to the Planning Board will subdivide and separate the carriage house from the main house. The properties on either side of the carriage house are presently in the RA-11 zone. The proposed subdivision of Block 3105, Lot 6, will create two lots, namely Lot 6.01 and Lot 6.02, with Lot 6.02, Block 3105, being located in the RA-11 zone and Lot 6.01 remaining in the RA-25 zone.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Morris, Morris County, State of New Jersey, as follows:

Section 1: Chapter 95, Article II, Section 6, Zoning Map, is hereby amended to read in its entirety as follows:

*“The location and boundaries of said zones or districts are hereby established on the Zoning Map of the Township of Morris, dated February \_\_\_\_, 2025, which is attached hereto and hereby made part of this ordinance. Said map and all notations, references, and designations shown thereon shall be, as such, part of this ordinance as if the same were fully described and set forth herein”*

Section 2: All ordinances of the Township of Morris that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 3: If any provision of this ordinance is declared to be invalid by a court of competent jurisdiction, such declaration shall not affect the remainder of the ordinance.

Section 4: This ordinance shall take effect upon final passage and publication as provided by law.

The foregoing is a true copy of an ordinance introduced and adopted on first reading by the governing body of the Township of Morris on February 19, 2025.

**TOWNSHIP OF MORRIS**

  
\_\_\_\_\_  
Donna J. Guariglia, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Suzanne Walsh, Township Clerk

INTRODUCTION: February 19, 2025

ADOPTION: March 19, 2025