

**TOWNSHIP OF MORRIS  
BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
JANUARY 25, 2010**

**PLEASE TAKE NOTICE** that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, January 25, 2010, at 7:30 P.M., in the Municipal Building, 50 Woodland Avenue, Township of Morris.

1. Call to order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call

**Reorganization**

5. Oath of Allegiance and Oath of Office to be administered to the following:

- Mr. Donnell Williams
- Kathleen Kalaher, Alternate #1
- Joen Luy Ferrari, Alternate #2

6. **Nominations for the year 2010:**

Chairman \_\_\_\_\_  
Vice Chairman \_\_\_\_\_

7. **Resolutions:**

Legal Counsel – Richard Oller, Esquire  
Planning Consultant – Adrian Humbert, PP  
Radio Frequency Consultant – Ronald Graiff

8. **Professional Appointments for the year 2010:**

Board Engineer – James R. Slate, PE  
Alternate Board Engineer - David Hansen, P.E.  
Alternate Board Engineer - Bernard G. Senger III, P.E.  
Board Secretary – Sonia Santiago

9. **Open Space Designee**

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10. **Resolutions:**

Setting meeting dates for the year 2010/January 2011 and designating official newspapers.

**Regular Meeting**

11. Consideration for approval of minutes of the December 14, 2009 regular meeting.

**Public Hearings**

12. BA-20-07 Jeffrey Hind  
Block 10315, Lot 1, 26 Emmet Avenue, RB-7 zone. Section C & D.

Continuation from the October 26, 2009 and November 23, 2009 public hearings, applicant is seeking a "d (2)" use variance to expand the existing non conforming commercial use of the premises which is involved in the sales, service and repair of outdoor power equipment; a "c" bulk variance for a building addition creating a side yard setback of 10 feet where 15 feet is required; a building coverage of 31.9% where 30% is permitted and other related improvements.

13. BA-03-08 T-Mobile Northeast, LLC (formerly Omnipoint Communications, Inc.)  
Block 8608, Lot 15, 11 Old Turnpike Road, OL-40 zone. Section D.

Applicant proposes to extend an existing approved wireless telecommunication tower from a height of 110 feet to 120 feet and install four additional antennas at a height of 117' 10" also to install equipment cabinets at the base of the tower.

14. BA-16-09 Tower Realty Advisors, LLC  
Block 6101, Lot 2, 402 Mt. Kemble Avenue, OL-40 zone. Section C & D.

Applicant proposes an in house business on the first floor with a two bedroom residential apartment on the second floor and other related improvements.

15. **Other Matters**

A. Board of Adjustment by-laws (discussion no public participation)

16. Adjourn

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Sonia Santiago, Secretary

Please note that in all matters presented by applicants, the Board's function is quasijudicial and therefore formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. It is difficult to determine whether a matter on the agenda will be reached for a hearing. Therefore, reliance should not be placed on the estimate of whether formal action is or is not anticipated. If a matter is on the agenda your rights can only be protected by attending the meeting.

Dated: January 19, 2010

Distribution: Chairman and Members (9), Board Attorney, Township Engineer, Township Committee, Township Administrator, Township Attorney, Township Tax Assessor, Bulletin Board, Daily Record, Morris News Bee, Star Ledger, Historic Preservation Committee