

**TOWNSHIP OF MORRIS  
BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
MARCH 22, 2010**

**PLEASE TAKE NOTICE** that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, March 22, 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

**Resolutions**

Consideration of the following resolution thereby memorializing the action taken by the Board at the February 22, 2010 meeting.

5. BA-14-09 NYSMSA Limited Partnership d/b/a/ Verizon Wireless  
Block 9805, Lot 1, 77 Whippany Road, OSGU zone.

Applicant proposes to co-locate a total of (6) wireless communications antenna at a center line of 108 feet on the existing monopole, and to install equipment cabinets at the base of the tower.

Approval

Roll Call (Voting Members): Ms. Ferrari, Mr. Luby, Mr. Williams, Mr. Woodford,  
Mr. Allison, Ms. Kalaher, Mr. Haan

**Regular Meeting**

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

Continuation from the October 26, 2009, November 23, 2009 and January 25, 2010 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.

7. BA-01-10 Luis Rangel  
Block 1101, Lot 3, 5 Manchester Court, RA-35 zone. Section C.

Applicant proposes to maintain the existing front yard setback of 69.34 feet where 75 feet is required.

8. BA-11-09 JCJR, LLC  
Block 10502, Lot 38, 189 Speedwell Avenue, B-11 zone. Section C & D.

Continuation from the December 14, 2009 public hearing, applicant proposes the construction of a two story building with retail space on the first floor and two (2) two-bedroom apartments on the second floor. It is to be constructed on an undersized vacant lot which requires a number of bulk and parking variances.

9. **Other Matters**

- A. Draft Copy of the 2009 Annual Report

10. Adjourn

---

Sonia Santiago, Secretary  
Township of Morris Board of Adjustment

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: March 16, 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