

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING MINUTES  
MARCH 20, 2006**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening March 20, 2006 at 7:30 P.M. in the Municipal Building, 50 Woodland Avenue, Township of Morris.

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, 2006, 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, and forwarding, by mail, the said notice to all persons on the request list, and 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."

Pledge of Allegiance was led by Mr. Haan, Chairman

Roll Call of Planning Board Members and Professionals

Members Present

Mr. Rick Haan, Chairman  
Mr. Laurence Bobbin  
Mr. Jeremiah Loughman, Alternate #1  
Mr. Craig Goss  
Mr. Robert Nace  
Mr. Anthony Romano  
Mr. Franz Vintschger  
Mr. Richard Watson  
Mr. Leigh Tucker Doxsee  
Ms. Linda K. Murphy, Alternate #2

Members Absent

Ms. Cathleen Earle

Professionals Present

Adrian Humbert, Board Planner  
Brian Burns, Board Attorney  
James Slate, Board Engineer  
Sonia Santiago, Secretary

**Resolutions**

PB-10-05, John S. Pennewell

Minor Subdivision

Block 6401, Lot 13, 63 Springbrook Road, RA15 zone.

Applicant proposes a minor subdivision to create two building lots. Lot 13 to consist of 25,000 SF, Lot 13.01 consisting of 25,000 SF. The existing house on lot 13 is to be razed and a new house is proposed on each lot.

Mr. Romano moved, seconded by Mr. Doxsee, 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 circulated, memorializing the action taken by the Planning Board at the March 6, 2006 meeting.

Roll Call(Voting Members):

Mr. Bobbin	YES
Mr. Goss	YES
Mr. Nace	YES
Mr. Vintschger	YES
Mr. Watson	YES
Mr. Romano	YES
Mr. Doxsee	YES
Mr. Haan	YES

**Public Hearings**

PB-14-05, John M. Rochelle Builders, Inc.

Minor Subdivision/Variance

Block 3702, Lot 1&12, 243 Mendham Road, RA-130 zone.

Applicant proposes a minor subdivision to create two building lots. Lot 1 to consist of 130,680 SF. and lot 12 to consist of 64,471 SF. The existing house and pool are to be razed and a new house is proposed on each lot. Variances are also requested for lot width, depth and front yard setback for proposed lot 12.

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 members.

The following persons sworn in by the Board Attorney appeared to be heard.

Mr. John M. Rochelle, Applicant  
Mr. Paul Fox, Professional Engineer  
Mr. Zimmerman, Professional Planner

TCC reports dated November 3, 2005 and January 19, 2006 were read for the record by Mr. Adrian Humbert, Professional Planner.

The following were submitted as exhibit during testimony.

- A-1 Colored Rendering of Site Plan
- A-2 Colored Rendering of Proposal
- A-3 Proposed Structure (4 sheets)
- A-4 Colored Rendering of Proposed Structure
- A-5 Colored Tax Map with overlay
- A-6 Aerial Photo

The meeting was opened to the public; the following persons appeared to be heard.

Jeffrey Grayzel	1 Indian Head Road
John Storey	8 Doe Hill Road
Anna Varro	2 Doe Hill Road
Ashley Pohle	5 Doe Hill Road

Summary of Testimony – John M. Rochelle, Applicant

Mr. Rochelle stated that this property belongs to his father and that his proposal was to subdivide the property into two lots. Mr. Rochelle proceeded by reviewing A-1 colored rendering of the site plan. He stated that he will raze the existing house and construct two new houses on each lot. On lot one the house is to be built further to the north with driveway access from Whitehead Road and further away from Mendham Road. With this proposal it is our intention to keep with the neighborhood on Doe Hill Road. If for any reason this application is not approved we will then built a larger home with a back yard on Doe Hill Road.

Summary of Testimony – Paul Fox, Professional Engineer

Mr. Fox stated that presently there is a driveway that goes across from Doe Hill Road to Mendham Road. Mr. Fox proceeded by reviewing exhibits A-1 and A-2 being a conceptual development plan. He stated that all existing structures will be eliminated the lot size on Doe Hill Road range from 1.0 to 1.9 acres. We are proposing a front yard setback of 65 feet where 75 feet is required. A lengthy discussion was carried among the Board in regard to the utilities, slopes and sewer for the proposed lots.

Summary of Testimony – Mr. Zimmermann, Professional Planner

Mr. Zimmerman stated that the proposed subdivision will not have a negative impact in the neighborhood. What is being proposed will go along with the neighborhood. There are lots in the neighborhood that don't meet the RA – 130 requirements. Mr. Zimmerman proceeds by reviewing exhibit A-5 and A-6 with the Board. A lengthy discussion was carried regarding the C-1 and C-2 proofs.

Mr. Bobbin moved, seconded by Mr. Nace that a denial be granted to the application of John M. Rochelle Builders, Inc. for the minor subdivision on Block 3702, Lot 1 & 12 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, 2006 meeting of the Board.

Roll Call (Voting Members)

Mr. Bobbin	YES
Mr. Goss	YES
Mr. Nace	YES
Mr. Doxsee	YES

Mr. Vintschger	YES
Mr. Watson	YES
Mr. Haan	YES

Application is denied.

**Other Matters**

Mr. Slate introduced to the Board the OL-15 zone proposal and the proposal on the intersection of Columbia and Whippany Road which is in the RA-11 zone with heavy traffic in the area. Mr. Humbert stated that they had reviewed a conceptual proposal for 100 units for age restricted on the site that was previously occupied by Verizon. The other concept proposal is for a professional plaza in the RA-11 zone. What we need to look at is what type of use is appropriate for these sites. We suggested to the applicants that we will discuss it with the Board. A lengthy discussion was carried in regard to the Columbia and Whippany Road traffic congestion. Mr. Burns asked the Board what they would like to see in this area. It is a question that the Planning Board and the Township need to consider if they would like to rezone these areas. Board members were asked to submit any suggestions to the Technical Coordinating Committee.

Zoning Map Review was presented by Mr. James Slate he informed the Board of the different changes made such as parcels that were bought by the Township and were not labeled as OS-GU, the Aitchison and Bensley properties labeled as PRC. We have also included the block, lot and zone area in the map for easy reference. Members suggested to color code the zones for easier reference. Recommendations given by the Board was to begin on the Master Plan review and suggestions be referred to the TCC. Once the Master Plan review has been completed the zoning map can be updated. Changes are to be made to the zoning map and distribute to the Planning Board for further review and referred to the Township Committee.

With no further business for consideration by the Township of Morris Planning Board, on motion duly made, seconded and carried, the meeting was adjourned at 10:42 pm.

Respectfully submitted,

Sonia Santiago, Secretary  
Township of Morris Planning Board