

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING MINUTES  
APRIL 3, 2006**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening April 3, 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 28, 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  
Mr. Laurence Bobbin  
Mr. Craig Goss  
Mr. Robert Nace  
Mr. Anthony Romano  
Mr. Richard Watson  
Mr. Franz Vintschger  
Mr. Jeremiah Loughman, Alternate #1  
Ms. Linda K. Murphy, Alternate #2

Members Absent

Ms. Cathleen Earle  
Mr. Leigh Tucker Doxsee

Professionals Present

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

**Resolutions**

PB-14-05, John M. Rochelle

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.

This resolution was carried to the May 1, 2006 Planning Board meeting.

**Public Hearings**

PB-25-04, Thomas Seneca

Major Subdivision/Variance

Block 5903, Lot 2 & 3, 8 Westminster & 12 Edgewood Rd, RA 35 zone.

Continuation of the October 17, 2005, November 14, 2005, December 5, 2005, January 9, 2006, February 6, 2006 and March 6, 2006 public hearings for a major subdivision to create three building lots. Lot 2 consisting of 36,038 SF, Lot 2.01 consisting of 35,210 SF and lot 3 consisting of 35,147 SF. Applicant has amended the application to eliminate the front yard setback variance.

Mr. Michael Hubner, Attorney for the applicant entered his appearance and presented a brief overview of the application to the Board members.

The following persons previously sworn in by the Board Attorney appeared to be heard.  
Rusty Schommer, Professional Engineer

The following were submitted as exhibit during testimony.

A-7 Colored rendering of Subdivision

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

Jon Bonelli	Attorney for the Objector (Ms. Wise)
Jay Hellstrom	75 Overlook Road
Jeane Gregg	9 Westminster Place
Hughes Sutherland	78 Overlook Road
Susan Budd	80 Overlook Road
Andrew Gregg	9 Westminster Place
Jacqueline Hinshaw	90 Overlook Road
Thomas Hogan	81 Overlook Road

Summary of Testimony – Rusty Schommer, Professional Engineer

Mr. Schommer stated that the plans were revised to show the changes made. He preceded by reviewing exhibit A-7 with the Board members. He stated that the most obvious change was the cul-de-sac which was moved between proposed lot 2.01 and proposed lot 3. The road design is still the same with a width of 24 feet. From the end of the cul-de-sac there will be a driveway to the adjacent property, lot 4 this driveway will be 18 feet wide as requested by the Fire Department for emergency vehicle access. With this change we reviewed the lot dimensions all of the lots have sufficient area of 35,000 sq ft which is required in the RA-35 zone. We eliminated the request for the front yard setback variance from Edgewood Road and Westminster Place. We have previously identified variances requested for the corner lot, those do not change. Proposed lot 2.01 has a depth of 149.95 ft. where 175 is required and lot 3 depth is proposed at 161.54 ft where 175 ft is required from Edgewood Road. We have also added a note to the plans as per the Board requesting that a deck will meet the set back requirements. We have eliminated an overflow in a storm sewer inlet as per the engineer's request. All of the plans have been changed to reflect the changes discussed. A lengthy discussion was carried regarding the changes made among the Board members, public and the applicant's professionals.

**Recess Taken at 9:34 pm.  
Meeting reconvened at 9:43 pm.**

Closing Arguments – Mr. Michael Hubner, Attorney for the applicant

Mr. Hubner thanked the Board for the attention and time they have given the application on behave of the applicant. We have met with the neighbors and talked about issues related to the plans. We have also been asked to do what we can do to mitigate the impact of the road. Mr. Hubner continued to review all the steps that took place during testimony in favor and the opposition by the neighbors. Finally concluded that the applicant has agreed to comply with the neighbors and Board requests. For this reason we ask the Board to grant required relief.

Mr. Loughman moved, seconded by Ms. Murphy that approval be granted to the application of Thomas Seneca with stipulations thereby permitting the subdivision on Block 5903, Lot 2&3 and that the Board Attorney be authorized to prepare a formal resolution memorializing the action taken by the Board, same to be presented for consideration at the April 17, 2006 meeting of the Board.

Roll Call (Voting Members)

Mr. Bobbin	NO
Mr. Loughman	YES
Mr. Goss	YES
Mr. Nace	YES
Ms. Murphy	YES
Mr. Romano	NO
Mr. Vintschger	NO
Mr. Watson	NO
Mr. Haan	YES

**Other Matters**

Mr. James Slate, Township Engineer, informed the Board that the Engineering Department was working on documenting the zoning map changes for further review by the Board in the near future.

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 10:25 pm.

Respectfully submitted,

Sonia Santiago, Secretary  
Township of Morris Planning Board