

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING MINUTES  
MAY 1, 2006**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening May 1, 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 April 24, 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. Craig Goss 7:50 p.m.  
Mr. Robert Nace  
Mr. Anthony Romano  
Mr. Franz Vintschger  
Mr. Richard Watson  
Mr. Leigh Tucker Doxsee  
Ms. Cathleen Earle  
Mr. Jeremiah Loughman, Alternate #1

Members Absent

Mr. Laurence Bobbin

Professionals Present

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

Consideration for approval of minutes of the March 6, 2006, March 20, 2006 and April 3, 2006 regular meeting.

Mr. Vintschger moved, seconded by Mr. Romano, unanimously carried the minutes of the March 6, 2006, March 20, 2006 and April 3, 2006 regular meeting were approved as circulated and placed on filed.

**Resolutions**

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 is 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.

Mr. Watson moved, seconded by Mr. Nace, and roll call as indicated that resolution of Denial, 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 20, 2006, meeting.

Roll Call(Voting Members):

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

PB-25-04, Thomas Seneca

Minor Subdivision/Variance

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

Applicant proposes a minor 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 is requesting a variance from ordinance section 95-28 for the proposed front yard set backs, a 60 feet front yard set back is proposed where 75 feet is required. The application was modified to eliminate the front yard setback variance.

Mr. Nace moved, seconded by Mr. Loughman, 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 amended, memorializing the action taken by the Planning Board at the April 3, 2006 meeting.

Roll Call(Voting Members):

Mr. Goss	YES
Mr. Nace	YES
Mr. Loughman	YES
Ms. Murphy	YES
Mr. Haan	YES

**Public Hearings**

PB-08-05, New Cingular Wireless

Conditional Use

Block 10104, Lot 7, 171 Ridgedale Avenue, I-21 zone.

Applicant seeks approval to place 3 antennas on an existing 117 foot monopole and the placement of equipment cabinets on the ground next to the monopole.

Proof of publication and affidavit of service filed and approved by the Board attorney.

Mr. Chris Quinn, Attorney for the applicant entered his appearance and presented the application to the Board members.

TCC report dated July 7, 2005 and September 15, 2005 were read for the record by Mr. Adrian Humbert, Professional Planner.

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

Jim Dawling, Professional Planner  
Frank Pazeen, Civil Engineer  
Estephand Guilladert, Radio Frequency Engineer

The following were submitted as exhibits during testimony.

A-1 Existing area Coverage  
A-2 Proposed area coverage  
A-3 Aerial Photo  
A-4 Photo Simulation from Morris County Mall  
A-5 Photo Simulation view from Frederick Pl. Railroad Track  
A-6 Photo Simulation view from Morris Bank on Ridgedale Avenue  
A-7 Photo Simulation view from RBA Parking Lot  
A-8 Photo Simulation view form Lindsley Place  
A-9 Photo Simulation view from George Washington Head Quarters

The meeting was opened to the public; no one appeared to be heard.

Summary of Testimony – Estephand Gilladert, Radio Frequency Engineer

Mr. Gilladert reviewed exhibits A1 and A2 which consist of the existing area coverage and the proposed area coverage after installing the antennas on the site. Mr. Gilladert stated that by placing the antennas at this site it will provide more than a half of mile of coverage in the area. There will be no lighting on the pole.

Summary of Testimony – Frank Pazeen, Civil Engineer

Mr. Pazeen reviewed the Site Plan submitted dated January 27, 2006 with the Board members. There are the car shops that will block the view of the cabinets. The site will only require electricity. The equipment will be backed up by battery. No generator is proposed and there is no lighting provided. A No Trespassing sign will be posted for safety issues.

Summary of Testimony - Jim Dawling, Professional Planner

Mr. Dawling reviewed exhibits A3 through A9 with the Board members which consisted of an aerial photo and photo simulations from different locations. A lengthy discussion was carried in regard to what is on the site and the simulations after the antennas have been placed. Mr. Dawling also stated that there was no detriment to the application and no impairment to the zone ordinance.

Ms. Earle moved, seconded by Mr. Doxsee that approval be granted to the application of New Cingular Wireless thereby permitting the installation of antennas and equipment on Block 10104, Lot 7 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 June 5, 2006 meeting of the Board.

Roll Call (Voting Members)

Mr. Loughman	YES
Ms. Earle	YES
Mr. Watson	YES
Mr. Nace	YES
Mr. Doxsee	YES
Mr. Romano	YES
Mr. Vintschger	YES
Mr. Haan	YES

Other Matters

Ordinance #09-06 was reviewed by Mr. Burns who stated that this is an amendment to the ordinance that came up at our review to the Morris Museum revision which is to add the museums as a permitted used in the OSGU zone.

Ms. Earle moved and second by Mr. Vintschger and unanimously carried that the recommended zone change be forwarded to the Township Committee for adoption. Mr. Watson abstained from the Morris Museum zone change.

Mr. Nace informed the members that we had a third round COAH application submitted to the State to request the removal of the COAH designation on the Chapel property on Mount Kemble Avenue. We have received a letter from the State in January of this year stating that the comment period had expired and there were no comments on this issue. I assume we can now change the zone on this property. He raised the question as to what zone do we designate the property. Do we take action to change the Master Plan? A lengthy discussion was carried in regard to the change of zone on this property. It was suggested that the Township Committee introduce the ordinance and the Planning Board will then review it before final adoption by the Township Committee.

A discussion on floor area ratio was carried and the Board recommended that the Technical Coordinating Committee do so some research regarding the floor area ratio for the different zones.

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 9:20 pm.

Respectfully submitted,

Sonia Santiago, Secretary  
Township of Morris Planning Board