

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
JUNE 5, 2006**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening June 5, 2006 at 7:35 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 May 30, 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
Mr. Robert Nace
Mr. Anthony Romano
Mr. Franz Vintschger (arrived 8:20)
Mr. Jeremiah Loughman, alternate #1
Ms. Linda Murphy, alternate #2
Mr. Leigh Tucker Doxsee
Ms. Cathleen Earle

Members Absent

Mr. Richard Watson
Mr. Laurence Bobbin

Professionals Present

Adrian Humbert, Board Planner
Brian Burns, Board Attorney
James Slate, Board Engineer
Joseph Giordano, DPW Manager
Theodora Connor, Assistant Board Secretary

Consideration for approval of minutes of the May 1, 2006 regular meeting.

Ms. Cathleen Earle moved, seconded by Mr. Craig Goss, unanimously carried the minutes of the May 1, 2006 regular meeting were approved as circulated and placed on file.

Resolutions

PB-08-05, New Cingular Wireless Conditional Use
Block 10104, Lot 7, 171 Ridgedale Avenue, I-21 zone.

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

Ms. Earle moved, seconded by Mr. Romano, 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 May 1, 2006 meeting.

APPROVAL

Roll Call(Voting Members):

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

Public Hearings

PB-10-06 Township of Morris Courtesy Review
Block 207, Lot 9.01, Jane Way, OSGU zone.

Applicant proposes to add parking/storage area and detention basin at the existing Public Works facility for the storage of equipment and materials.

Mr. James Slate, Township Engineer, entered his appearance and presented the application to the Board members.

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

Ms. Lillie	184 West Hanover Avenue
Gregory Marks	172 West Hanover Avenue
Albert Lombardi	178 West Hanover Avenue
Jennifer Ragucci	174 West Hanover Avenue
Joseph Ragucci	174 West Hanover Avenue

Phylis Lombardi	178 West Hanover Avenue
Michael Russo	180 West Hanover Avenue
Paula Windt	182 West Hanover Avenue
Louis Windt	182 West Hanover Avenue

Summary of Testimony

Mr. Slate provided detailed testimony regarding the proposed parking/storage expansion. The current DPW facility is not large enough to facilitate efficient daily operations. The proposed expansion would provide additional storage area for the Township of Morris equipment and stockpiled materials. The area would be enclosed with a fence and approximately 100 evergreen trees would be planted between the area and the adjacent properties.

Mr. Joseph Giordano, DPW Manager, described the overcrowded conditions of the current facility. There are over 20 garbage and dump trucks in daily use in addition to recycling containers that require additional space to operate efficiently and safely.

Mr. Doxsee moved, seconded by Mr. Nace that approval be granted to the application of Township of Morris thereby permitting the expansion of the storage area on Block 207, Lot 9.01. The Board Attorney stated that this Courtesy Review is being presented to the Planning Board and the public for commentary that is not binding. The Township of Morris will take into account this commentary while proceeding forward with the project.

The Planning Board will draft a recommendation to the Morris Township Committee to investigate noise mitigation of the recycling dump areas and the re-examination of the DPW operating procedures to minimize noise impacts on nearby residents.

Roll Call (Voting Members)

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

**Recess was taken at 8:52 PM
Meeting reconvened at 9:05 PM**

PB-01-06, Dr. James A. Parisi
Block 9501, Lot 5, 10 Lohman Road, RA-25 zone.

Minor Subdivision

Applicant proposes a minor subdivision to create two building lots. Lot 5 to consist of 25,000 SF, Lot 5.01 consisting of 34,853 SF. The existing house on lot 5 is to be razed and a new house is proposed on each lot.

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

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

TCC report dated February 9, 2006 was read for the record by Mr. Adrian Humbert, Professional Planner.

The following professionals sworn in by the Board Attorney appeared to be heard.
Madeline Wasilas, PE, Civil Engineer

Summary of Testimony

Mr. Henshaw presented details of the applicants' subdivision request along with the expert testimony of Ms. Wasilas. Each subdivision is proposed to have an approximately 4,000 SF, 2 story home, with lot 5.01 having a driveway on Wyndmoor Drive and lot 5 having a driveway on Lohman Road. The applicant is requesting a waiver for the slope disturbance requirement to provide a safe line of site for the driveway entrance. The exact design of the proposed homes has not been finalized.

The following were submitted as exhibits during testimony.

- A1 Aerial view of the property
- A2 Site plan with grading and utilities shown

The meeting was opened to the public the following appeared to be heard. Each was sworn by the Board Attorney.

Daniel Carey	8 Wyndmoor Drive
Amanda Gotto	14 Wyndmoor Drive
Gina Calvano	10 Wyndmoor Drive
Catherine McNeil	29 Wyndmoor Drive
Bob Calvano	10 Wyndmoor Drive
Michael Bocini	12 Wyndmoor Drive
Ed Miller	6 Wyndmoor Drive
Chris Grnibt	1 Wyndmoor Drive
Rich Hunold	6 Lohman Road
Betty Barrett	5 Lohman Road
Pat Tierney	24 Wyndmoor Drive

The following were submitted as exhibits during Dorothy Gotto's testimony.

- O-1 Site Plan
- O-2 Photo of Wyndmoor Drive slope
- O-3 Photo from 8 Wyndmoor Drive
- O-4 Photo from 14 Wyndmoor Drive
- O-5 Photo of Wyndmoor Drive road curve looking north
- O-6 Photo of Wyndmoor Drive road curve looking south

The Board commented on the safety issues relate to the driveway location on Wyndmoor Drive and that the proposed homes be more definitive as to style and size in order to assess their conformity with the homes within the neighborhood.

The application of Dr. James Parisi was carried to the July 17, 2006 Planning Board meeting without further notice.

Other Matters

Ordinance #12-06 Amending Chapter 95, Zoning Ordinance

Mr. Goss moved and seconded by Ms. Earle and unanimously carried that the recommended zone change be forwarded to the Township Committee for adoption.

Lighting for First Morris Bank

Presented by Mr. Slate, Township Engineer, the Board Attorney agreed that this is an unexpected condition that can be addressed administratively by the Engineering Department.

Morris Township Fire Department access to residential properties and structures

Presented by Mr. Goss, Morris Township Fire Chief, information concerning properties that have gates, bridges, or deer crossings that prohibit fire apparatus access do to weight limits or driveway clearance restrictions. There are no permit requirements for these structures. Mr. Slate stated that the TCC will review this matter and propose a draft ordinance be drafted for the Township Committee's consideration.

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 11:30pm.

Respectfully submitted,

Theodora Connor, Assistant Secretary
Township of Morris Planning Board