

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
SEPTEMBER 18, 2006**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening September 18, 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 September 11, 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. Laurence Bobbin
Ms. Cathleen Earle
Mr. Craig Goss
Mayor Robert Nace
Mr. Richard Watson
Mr. Anthony Romano
Ms. Linda Murphy
Mr. Leigh Tucker Doxsee
Mr. Rick Haan

Members Absent

Mr. Franz Vintschger
Mr. Jeremiah Loughman

Professionals Present

Adrian Humbert, Board Planner @ 8:10 pm
Brian Burns, Board Attorney
James Slate, Board Engineer
Sonia Santiago, Secretary

Consideration for approval of minutes of the August 7, 2006 regular meeting.

Mr. Goss moved, seconded by Mr. Romano, unanimously carried the minutes of the August 7, 2006 regular meeting were approved as circulated and placed on filed.

Resolutions

PB-03-06, Advance Realty Group

Amended Site Plan/Variance

Block 7003, Lot 20, 445 South Street, OL-40 zone.

Public hearing held on July 17, 2006 and August 7, 2006 for the alterations to the existing parking lot and minor changes to the building façade. Applicant also requested a variance for parking width and number of spaces.

Mr. Romano moved, seconded by Ms. Murphy, 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 August 7, 2006, meeting.

Roll Call (Voting Members):

Mr. Bobbin	YES
Mr. Goss	YES
Mr. Romano	YES
Mr. Nace	YES
Mr. Doxsee	YES
Ms. Murphy	YES
Mr. Haan	YES

PB-07-06, Innkeepers of Morristown

Site Plan/Waiver

Block 10001, Lot 6 & 7, 2 Whippany Road, OL-5 zone.

Applicant seeks approval to install outdoor lighting adjacent to the hotel swimming pool which is located within the front yard setback of the hotel.

Ms. Murphy moved, seconded by Mr. Bobbin, 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 August 7, 2006, meeting.

Roll Call (Voting Members):

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

PB-08-06, Verizon Wireless

Conditional Use/Waiver

Block 8404, Lot 6, 1 Convent Road, OL-5 zone.

Applicant seeks approval to place 6 wireless telecommunication antennas within the cupola of the Madison hotel and placement of a small equipment cabinet on the roof.

Mr. Goss 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 August 7, 2006, meeting.

Summary of Testimony – Steve Aluotto, Architect

Mr. Aluotto stated that the extension that they were referring to is at the northeast corner of the building and wraps around the north corner. The intent architecturally is to treat the wall with the identical materials, the architectural textured block that has been used for the eastern façade and simply continue the curved façade for the enclosure of the proposed transformer and generator. The exterior of the wall will be buffered with evergreens. The transformer is part of the primary electrical service to the building which regulates the power to the building. This transformer was initially in place when the original application was presented to the Board. The enclosure will have a metal door.

Summary of Testimony – Norman Dotti, Licensed Acoustical Engineer

Mr. Dotti proceeded to review exhibits A-3 and A-4 and stated that the generator proposed is a 350kw diesel generator. He continued to state that he had performed sound level testing for the site, the sound level of this generator is 30 dbi which is below the state limits, 30 dbi is extremely quiet. The state requirements are 65 dbi during the day and 50 dbi during the night. In case of an emergency the generator is exempt. The testing of the generator will be done once a month for about 30 minutes. Mr. Dotti testified that by having this generator enclosed will also help reduce the noise level.

Mr. Romano moved, seconded by Ms. Earle that approval be granted with conditions to the application of St. Mary's Abbey thereby permitting the installation of an emergency generator on Block 4102, Lot 1 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 October 16, 2006 meeting of the Board.

Roll Call (Voting Members)

Mr. Bobbin	YES
Ms. Earle	YES
Mr. Goss	YES
Mr. Nace	YES
Mr. Romano	YES
Mr. Watson	YES
Ms. Murphy	YES
Mr. Haan	YES

Mr. Doxsee is seated at 9:50 pm.

Other Matters

PB-10-05, Block 6401, Lot 13, John Pennewell, 93 Springbrook Road. Applicant is requesting a 190 day extension from the original approval due to delays associated with other government approvals. The minor subdivision approval was memorialized on March 20, 2006.

Ms. Earle moved, second by Ms. Murphy and unanimously carried that a 190 day extension of approval be granted to the application of John Pennewell.

COAH Contributions – Mr. Slate, Township Engineer stated that there has been some discussion previously on COAH with the Planning Board and Township Committee relative to some applications that have recently been approved. In the developers agreement we have specifically spell out that the developer is responsible for making a contribution if the Township moves forward with an ordinance that requires a contribution. There is presently an application in front of the Board for 92 units to be constructed where Verizon use to be on James Street. The attorney for the applicant has

contacted John Mills to see if the Committee is going to require contributions in lieu of constructing the units. That works more to the applicant advantage and that is the reason why they would prefer the contribution. There have been some concerns about the Township losing some surplus affordable housing. The new regulations not only govern single family homes, condos or townhomes it also has a component for office space. COAH requires housing or contributions for new commercial space. A lengthy discussion was carried regarding COAH. Due to some concerns this is to be further discussed at a future meeting.

Ordinance regarding Fence & Sheds - Brian Burns, Board Attorney reviewed the ordinance with the Board. A lengthy discussion was carried regarding the various fencing.

Ms. Earle moved, seconded by Mr. Romano and unanimously carried the fence and shed ordinance be referred to the Township Committee for consideration with the minor revisions discussed by the Board.

Review of the floor area ratio data – Mr. Slate reviewed the floor area ratio data with the Board members. A lengthy discussion was carried regarding what is presently in the different zones in the town. It was suggested that we should see what other towns are doing in regard to their floor area ratio and compare. Also research should be done on the additions that are being constructed in the Township. Due to the need of further information on floor area ratio this is to be continued at the next Board meeting.

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 10:40 pm.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board