

**TOWNSHIP OF MORRIS
PLANNING BOARD
SPECIAL MEETING MINUTES
JANUARY 29, 2007**

Call to Order

Special Meeting of the Township of Morris Planning Board was called to order on Monday, evening January 29, 2007 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 January 22, 2007, 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
Mr. Jeremiah Loughman
Mr. Craig Goss
Mayor Robert Nace
Ms. Linda Murphy
Mr. Anthony Romano
Mr. Franz Vintschger
Mr. Richard Watson
Mr. Rick Haan

Members Absent

Mr. Leigh Tucker Doxsee

Professionals Present

Brian Burns, Board Attorney
James Slate, Board Engineer
Sonia Santiago, Secretary

Professionals Absent

Adrian Humbert, Board Planner

Public Hearings

PB-16-06, Atlantic Health System

Site Plan/Waiver

Block 7003, Lot 16, 475 South Street, OL-40 zone.

Continuation from the January 8, 2007 public hearing, applicant proposes to convert approximately 25,000 square feet of the existing office building into a day care center for employees. Applicant also proposes to reconstruct an existing patio area on the north side of the building and a housekeeping pad area on the south side for outdoor play spaces. An additional outdoor play area is also proposed on the south side of the site adjacent to the parking area.

Mr. Willard Bergman, Attorney for the applicant entered his appearance and presented the application to the Board members. We have heard the concerns of the Board as well of the public and have done some revision in regard to the relocation of the detached play area.

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

Mr. Robert Foley, Professional Engineer
Mr. G.T. Tang, Architect

The following were submitted as exhibits during testimony.

A-1 Colored Rendering of the Site Plan sheet #2
A-2 Revised Site Plan #C1
A-3 Colored Floor Plan
A-4 Colored view of proposed facility
A-5 Computer rendering of outside play area
A-6 Pamphlet
A-7 Colored rendering of detached Play area
O-1 "A Stream is a Playground for Duck". (Booklet)

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

Mr. Jeffrey Eger	42 Blackberry Lane
Mr. Juergen Boysen	48 Blackberry Lane
Ms. Katherine Greider	44 Blackberry Lane
Mr. Darren Singer	46 Blackberry Lane

Summary of Testimony – Mr. Robert Foley, Professional Engineer

Mr. Foley stated that the plans were revised to relocate the detached playground to what it was before a parking area. Our side yard setback is now 150 feet to the play area. The nearest resident which is lot 10 is approximately 310 feet which was previously 250 feet. The parking lot stripping was reconfigured as part of the improvement of the building incorporating the play area. The proposed parking space count is now 780 compared to the zoning requirement for a building of this square footage in the OL-40 zone of 712 spaces. We have a considerable amount of parking spaces remaining. The previous location was adjacent to the curb and the swale, what we have done is utilize the existing curb islands as our limits. We have a fenced area with a 5 foot white vinyl board on board with lattice on the upper portion for more of a privacy area for the children. This area will also have a 4 foot off set to allow significant amount of clear zone from the fence to the balusters. There is no landscaping proposed.

Summary of Testimony – G. T. Tang, Architect

Mr. Tang reviewed the exhibits submitted with the Board members which consisted of the classroom layout, play areas on both sides of the building and computer generated detached play area. A lengthy discussion was carried in regard to the play areas, landscaping and traffic flow in the area.

Recommendations from the Board members and professionals were given to the applicant such as placing stop signs and a speed hump to slow down the traffic near the cross walk to provide a safer crossing for the children and planters to provide a friendlier environment.

**Recess taken at 9:15 pm
Meeting reconvened at 9:27 pm**

Summary of Testimony – Jane Manning, Director of Day Care

Ms. Manning stated that the equipment to be utilized at this play area is removable and that there is no proposal to place any type of swings. There will be little tykes climbers lower than the fence, a play house and a sand box. Storage bins will be placed inside of the fence to store balls and other small equipment. Ms. Manning also stated that she sees no need to place any type of padding around the building for safety and that outside activities are once a day weather permitting.

Mr. Bergman closing remarks – The facility that we are proposing will be licensed by the State Department of Youth and Family Services with experienced staff. This is not a grammar school playground these are children 6 weeks through 6 years old. Currently the hospital is licensed to handle 150 children enrollment. To say that there will be 150 children daily is unrealistic. We are not talking about a major intrusion we heard the neighbors concerns and took them into consideration. We previously were asking for a 74 foot setback now we are asking for 150 foot setback. There is a need for this facility we have 144 children on the waiting list. The legislature has acknowledged the need for childcare. We are trying to meet the needs of the community. The hospital is prepared to make this facility more attractive. Morristown Memorial Hospital provides services to the community. The operation of the child care center will allow the hospital to hire professional staff. I hope you take into consideration the presentation tonight.

A lengthy discussion was carried regarding the buffering. Applicant was recommended to work with an environmentalist to assist with the buffering between the Blackberry Lane neighbors and the property in question.

Due to the late hour of the night the application is carried to the March 5, 2007 Planning Board meeting without further notice.

Other Matters

None to be heard.

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 11:25 pm.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board