

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING MINUTES  
MAY 7, 2007**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening May 7, 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 April 30, 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. Rick Haan, Chairman  
Mr. Craig Goss  
Mayor Robert Nace  
Mr. Anthony Romano  
Mr. Franz Vintschger  
Mr. Richard Watson  
Mr. Jeremiah Loughman  
Mr. Leigh Tucker Doxsee  
Ms. Linda Murphy, Alternate #1

Members Absent

Mr. Laurence Bobbin  
Mr. Jan Wotowicz, Alternate #2

Professionals Present

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

Consideration for approval of minutes of the April 16, 2007 regular meeting.

Mr. Doxsee moved seconded by Mr. Goss, unanimously carried the minutes of the April 16, 2007 regular meeting were approved as circulated and placed on file.

**Resolutions**

PB-21-06, Joseph & Christine Prestifilippo

Major Subdivision/Variance

Block 3703, Lot 6 & 7, 22-24 Indian Head Road, RA-130 zone.

Applicant proposes a preliminary major subdivision with an extension of Indian Head Road to create four (4) new building lots. Applicants also request a lot depth variance for lot 6 and 6.01 to deal with an ordinance ambiguity. In addition the applicant also requested a waiver from the steep slope ordinance to permit the disturbance of 3, 777 square feet of slopes in excess of twenty-five (25%) percent.

Mr. Romano 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 modified, memorializing the action taken by the Planning Board at the April 16, 2007 meeting.

Roll Call (Voting Members):

Mr. Loughman	YES
Mr. Goss	YES
Mr. Nace	YES
Mr. Doxsee	YES
Mr. Romano	YES
Ms. Murphy	YES
Mr. Watson	YES
Mr. Haan	YES

PB-27-06, Morristown Beard School

Site Plan/Waiver

Block 10001, Lot 1, 70 Whippany Road, OS-GU zone.

Applicant proposes a site plan waiver to construct an addition to the south wing building of 427 square feet and a new exterior elevator of 48 square feet.

Mr. Goss 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 circulated, memorializing the action taken by the Planning Board at the April 16, 2007 meeting.

Roll Call (Voting Members):

Mr. Loughman	YES
Mr. Goss	YES
Mr. Nace	YES
Mr. Doxsee	YES
Mr. Romano	YES
Ms. Murphy	YES
Mr. Watson	YES
Mr. Haan	YES

**Public Hearings**

PB-01-07, Spring Brook Country Club

Site Plan/Waiver/Variance

Block 5801/2, Lot 1, 9 Spring Brook Road, OS-GU zone.

Applicant proposes to pave a portion of the 18<sup>th</sup> hole cart path within the minimum required 50 foot buffer area from the golf course property line.

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

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

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

Mr. Daniel J. Mann, President of Spring Brook Country Club

Mr. Richard Schommer, Professional Engineer and Planner

TCC report dated February 16, 2007 read for the record by Mr. Adrian Humbert, Professional Planner.

The following were submitted as exhibit during testimony.

A-1 Colored rendering of 18<sup>th</sup> hole cart way

A-2 Aerial photograph

A-3 (5) photographs dated 5-7-07

O-1 thru O-5 photographs

Summary of Testimony – Daniel J. Meahen, President of Spring Brook Country Club

Mr. Mann stated that the club would like to complete the paving of the cart path. Currently the club has the cart path paved with the exception of a portion of the 18<sup>th</sup> hole. The operation of the golf course relies on the electrical carts some golfers walk but the majority of older members rely on carts on a regular basis. When the weather is inclement we do not permit carts on the course due to the damage to the property. To facilitate the full operation of the carts to enable all our members access to the course and also from an esthetic point of view we are seeking to pave the path. There has been substantial erosion because of the use of the carts over the area and we would like to pave the path to stop the erosion. We have done some drainage improvements in the location to improve the area. We have tried to use other types of solutions but they have not worked. We have had complaints from our members and guests in regard to the area for this reason we would like to complete the cart path. Moving the cart path to the far left side is impracticable. There is wetland on the left side and it would not be practicable. We have looked into other alternatives such as putting down re enforced stone base beneath the ground surface and with a grass surface at grade level. What happen is that the grass dies and is not feasible and cost effective. Mr. Mann also stated that if the neighbors are willing to meet to discuss the screening he had no objection with buffering the 18<sup>th</sup> hole cart path.

Summary of Testimony – Richard Schommer, Professional Engineer and Planner

Mr. Schommer stated the club covers approximately 163 acres. The cart path has been there for many years and there was a program to pave the cart paths for some of the reasons you have heard. That program was undertaken and effectively completed with the exception of the 18<sup>th</sup> hole that basically starts from the 18<sup>th</sup> tee approximately 200 yards some of it is gravel and some of it is dirt. There is a cart path system that goes all the way around even before the cart path paving was completed. The cart path is along the right side of the 18<sup>th</sup> hole there has been some problem in keeping the area stabilized and this is the reason why we are here. The variance we are requesting is to allow the cart path to be paved within fifty feet of the property line. A portion of the cart path along the 18<sup>th</sup> hole is within fifty feet of the property line and that's where it has been for many years and we would like to keep it in that location we are just seeking to pave it. The reason for stabilizing is that when it becomes very wet it becomes very muddy and you then have soil erosions, turf becomes damaged not only when its raining but for days afterward the ground can remain wet and then you have problem that can cause erosion it practically becomes a safety issue if the ground is wet, muddy and slippery. I have seen the area when there is water and the conditions mentioned. The club has done a great job stabilizing the area. Mr. Schommer reviewed exhibit A-3 photographs of the 18<sup>th</sup> hole cart path with the Board. A lengthy discussion regarding the 18<sup>th</sup> hole conditions was carried.

Mr. Burns, Board attorney read a portion of the previously approved resolution dated October 4, 2004 for the record. So that the Board members have an idea of what the previously approved conditions were. Mr. Burns suggested to the Board members that they should have a landscaping plan submitted by the applicant prior to the Board decision.

The meeting was opened to the public for questions and comments; the following persons appeared to be heard.

John Gianis	8 Longwood Road
John McNamara	3 Longwood Road
Susan Mackoff	10 Longwood Road
James Mongey	27 Armstrong Road
John Yawger	28 Byron Avenue
Tom Albright	1 Shelley Place
Matthew Delaney	7 Wedgewood Lane
Ted Vogtman	16 Ironwood Road

The Board requested the applicant submit a landscaping plan for review.

Application is carried to the June 4, 2007 Planning Board meeting without further notice.

**Recess at 9:56 pm**  
**Meeting reconvened at 10:06 pm.**

**Other Matters**

Master Plan Discussion – Mr. Slate stated that we have distributed digital copy of the Master Plan to Board members and a memo was issued to other departments and committees for their input. No responses have being received. Mr. Humbert distributed potential issues for inclusion in the master Plan and reviewed it with the Board Members. He stated that one of the topics included was the neighborhood analysis of lot sizes and possibly a zone boundary adjustment. A lengthy discussion was carried in regard to things that need to be looked at such as the Highland Master Plan, developer’s fee ordinance, technical review of the riparian buffer, improvements that we would like to see such as Speedwell Avenue between Morristown and Morris Plains area, Historic Preservation to look into the Washington Valley historic district. Discussion regarding information gathering for the Master Plan was carried. Jim Slate is to issue a letter to the State regarding mapping.

Master Plan discussion is carried to the June Planning 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 11:05 pm.

Respectfully submitted,

Sonia Santiago, Secretary  
Township of Morris Planning Board