

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
JUNE 4, 2007**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening June 4, 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 May 29, 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. Vintschger, Vice Chairman

Roll Call of Planning Board Members and Professionals

Members Present

Mr. Franz Vintschger, Vice Chairman
Mr. Laurence Bobbin
Mr. Craig Goss
Mr. Jeremiah Loughman
Mayor Robert Nace
Mr. Leigh Tucker Doxsee
Mr. Anthony Romano
Mr. Richard Watson
Ms. Linda Murphy, Alternate #1

Members Absent

Mr. Jan Wotowicz, Alternate #2
Mr. Rick Haan, Chairman

Professionals Present

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

Consideration for approval of minutes of the May 7, 2007 regular meeting.

Mr. Romano moved, seconded by Mr. Watson, unanimously carried the minutes of the May 7, 2007 regular meeting were approved as amended and placed on file.

Public Hearings

PB-02-07, Morris County Golf Club

Site Plan/Waiver

Block 9101, Lot 2 & 3, 36 Punch Bowl Road, OS-GU zone.

Applicant proposes to construct an additional 30 x 60 paddle tennis court to the existing tennis paddle facility.

The application is adjourned until June 18, 2007 as per the applicant's attorney's request.

PB-01-07, Spring Brook Country Club

Site Plan/Waiver/Variance

Block 5801 & 5802, Lot 1, 9 Spring Brook Road, OS-GU zone.

Continuation from the April 16, 2007 and May 7, 2007 public hearings. Applicant proposes to pave a portion of the 18th hole cart path within the minimum required 50 foot buffer area from the golf course property line.

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.

Carmela Schommer, Licensed Landscape Architect

The following were submitted as exhibit during testimony.

A-4 Colored rendering of 18th hole cartway

A-5 Aerial Photo

O-6 Aerial Photo

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

Richard Sweeney, Attorney for the objector Ms. Susan Mackoff – 10 Longwood Road

Summary of Testimony – Carmela Schommer, Licensed Landscape Architect

Ms. Schommer reviewed exhibit A-4 which is a larger scale of the 18th hole cartway, the exhibit shows the proposed path within the 50 foot buffer and the property line of lots 2, 3, and 4. The buffer that we are showing that the existing cart path intercept the 50 foot buffer area and we are seeking relief to maintain the alignment of the area which is not paved and we are seeking to pave it. Because of the distance from the existing alignment of the cart path to the property line it varies from 5 to 8 feet and limits us to landscape planting or how much can be placed at this location. What we are proposing is a three rail fence with a wire mesh fence at 6 foot high that length is 400 feet which expands to lot 3. Along the fence we are proposing three different kind of vine to give a variety of colors such as honeysuckle vine, trumpet creeper which has a beautiful flower and also the spreading euonymus which this will give a good variable along the property line. Ms. Schommer was crossed examined by Mr. Sweeney, attorney for the objector. A lengthy discussion was carried regarding the buffering of the cart way and the neighbors property.

Mr. Burns stated that the applicant must present to the Board the hardship of the application or the benefit of the variance request.

Mr. Sweeney stated that he had a witness who is a Landscape Architect who he feels the Board should hear prior to making a decision. A lengthy discussion was carried regarding the witnesses expertise.

Recess taken at 9:13 pm
Meeting reconvened at 9:27 pm.

Mr. Vintschger stated that he was willing to allow the objector's witness to testify as long as he is going to testify regarding landscape buffering as it relates to the Township ordinance.

Mr. Sweeney stated that his witness is not ready to do a presentation on buffering. Due to the fact that tonight is the first time that the objector is seeing the buffer plan and he requested that additional time be given to review the plan submitted at tonight's hearing.

Mr. Vintschger requests the applicant to meet with the neighbors to discuss the buffer plan.

Due to the late hour and other items on the agenda the application is carried to the July 16, 2007 Planning Board meeting without further notice.

Other Matters

Board of Adjustment annual report was presented by James Slate to the Board. The Board of Adjustment was concerned regarding the house size ordinance that was presented and they would like to be kept informed of the house size ordinance outcome. The extension of time was also a concern to the Board and they would like to refer it to the TCC for review and the drafting of an ordinance.

Re-examination report discussion was carried among the Planning Board members. Mr. Vintschger stated that he had a view of the master plan and that is we should be more visionary and not reactionary when looking into the future and keep that in mind. There are alot of issues that we can be bogged down with. We have to look at some of the issues as to where some of these things would be when we are not around. A lengthy discussion was carried regarding some of the items that should be considered for the re-examination report. Ms. Murphy stated that the goals should have a clear language so that readers may know what we are talking about. The Board recommended that the department heads look at the issues that pertain to their expertise.

The Board recommended a special meeting to discuss the draft re-examination report. A meeting is scheduled for July 9, 2007 at 7:30 pm.

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 11:07 pm.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board