

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
JUNE 18, 2007**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening June 18, 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 June 7, 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
Mr. Jeremiah Loughman
Mayor Robert Nace
Mr. Leigh Tucker Doxsee
Mr. Anthony Romano
Mr. Franz Vintschger
Mr. Richard Watson
Ms. Linda Murphy

Members Absent

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

Professionals Present

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

Public Hearings

PB-03-07, Renée DeFranco

Conditional Use

Block 5303, Lot 2, 72 Skyline Drive, RA-15 zone.

Applicant proposes to modify a partially finished basement to create a supplementary apartment.

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

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

TCC report dated March 15, 2007 was read into the record by Mr. Adrian Humbert, Professional Planner.

The following persons sworn in by the Board Attorney appeared to be heard.
Karl Nichol, Licensed Architect

The following were submitted as exhibit during testimony.
A-1 Colored Rendering of the Site Plan
A-2 Colored Rendering of Elevations

Summary of Testimony – Karl Nichol, Licensed Architect

Mr. Nichol reviewed the plans submitted with the Board members. Mr. Nichol stated that the applicant was proposing a supplementary apartment in the basement for her father. There is an existing back door in the basement that leads into the back yard. This proposal consists of eliminating a second floor bedroom and converting it into an office space and that the windows on the lower level were going to be changed to meet the egress standards. There is a two car garage existing with two additional parking spaces in front of the garages which meet the RSIS parking standards.

Summary of Testimony – Renee DeFranco, Homeowner

Ms. DeFranco stated that at the present time the existing house has a one zone heating system and that their plan was to convert into a two zone heating system.

A lengthy discussion was carried regarding the access to the laundry and furnace room. As a condition of approval applicant is to provide access to the rooms.

The meeting was opened to the public; no one appeared to be heard.

Mr. Romano moved, seconded by Mr. Watson that approval be granted to the application of Renee DeFranco thereby permitting the supplemental apartment with conditions stipulated 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 July 16, 2007 meeting of the Board.

based on logical planning principals in response to academic programs as well as existing conditions of the site and accommodating safe drop off and pick up of the students. The campus has a traditional Georgian style and this project intends to draw upon the existing architectural features and expand upon it. The proposed new construction is set back towards the west of the site. There will be minimal visual impact from the Whippany Road. This project incorporates the existing middle school building which will have extensive remodeling. The two story addition will be higher than the existing building. The new building will contain additional classrooms, administrative office space and modern code compliance restrooms. The performing arts center will be adjacent to the new addition which will accommodate 630 seats with 430 on the first level and 200 on the balcony level. On the first level there will also be additional classrooms for rehearsal and band rehearsal. The applicant is willing to do whatever is feasible to make this building as efficient as possible. The building will be sprinklered. Once the construction is completed there will be a total of 16 classrooms.

Summary of Testimony - Mario Iannelli, Civil Engineer

Mr. Iannielli stated that the proposal consist of reconfiguration of the parking area. We are proposing an access driveway that will run along the western side of the new auditorium and wrap around an easterly direction and then merge with the existing driveway. The proposal will also formally convert the existing tennis court to be a parking lot with striping and it will also include a second driveway to access the parking lot along the Arboretum property line. The existing detention basin will be utilized as part of the stormwater management system for the proposed improvements. We will modify the basin to accommodate the increase of impervious coverage and provide water quality provisions that are required by the State and the Township. The scopes of the improvements are focused around the new building and reconfigured tennis court/parking area. We have coordinated with chief Goss to accommodate proper fire equipment access. There will be some disturbance of steep slopes. The variances that are being requested are for 24 foot aisle where 25 foot is required, size of parking stall, we are proposing a 9x18 where 9x20 is required and the last variance that we are requesting is the construction of a flush curb the ordinance requires a 6 inch face on the curb. The curb will be flush to the pavement. We will install concrete bumpers. There will be no negative impact from the variances requested. We are also proposing a retaining wall of approximately 3 to 3.5 foot high and approximately 175 feet along the property line at the rear of the auditorium. A lengthy discussion was carried regarding the impervious coverage and stormwater management.

Summary of Testimony – Alex Curtis, Headmaster of Morristown Beard School

Mr. Curtis stated that the purpose of the project is for additional space in the middle school, second is to add a performing arts center. The space is being designed to accommodate the students and members of the faculty to meet at least once a week to have a central meeting point for everyone. Other functions to take place in the auditorium are meetings, speaker presentations, dance groups or orchestra presentations all these are day time performances. Large events are to take place at least twice a year. We do not expect to have a full house in any of the events. We have 204 parking spaces on campus today which will be reduced to 197 parking spaces. We also have off site parking spaces at the Arboretum and Twin Oaks. Arrangements were made with Ms. Peggy Adams to utilize the front parking spaces at Twin Oaks. Our expectation is that at the evening events we would have approximately 400 seats filled and we have 197 parking spaces which would be

enough for the event. If we were to have an event of 630 seats we would then provide off site parking and would probably provide valet parking and utilize the police department to control the parking. A lengthy discussion was carried regarding the square footage needed by student, parking issues and the anticipated time to start work. Mr. Taylor stated that evening's events would start around 7:30 pm and that he predicts that people would start arriving around 6:30 pm.

**Recess at 9:35 pm
Meeting reconvened at 9:45 pm.**

Summary of Testimony – Justin Taylor, Traffic Engineer

Mr. Taylor stated that he had participated in the traffic study. The purpose of the study was to see what traffic and parking impact there would be on the school. We wanted to see if the parking provided by the school on site and off site was sufficient to handle the increase in demand. We went out and conducted a traffic count at the intersection of all driveways on site and the intersection on Whippany Road and Hanover Avenue and the driveway of the Arboretum between the hours of 7-9 am and 2-6 pm, peak hours. We concluded that all site driveways will have no impact. The traffic at the intersection of Whippany Road and Hanover Avenue will increase slightly but with a single timing modification we can achieve better movement at the intersection. We also went out and did parking counts for two days at all the parking sites including the Arboretum, based upon that two days we determined that there was a max demand for 262 spaces between the two sites. The parking counts determined that we had a max demand of 162 spaces on site and off site we had a demand of 77 spaces. Mr. Taylor stated that in his opinion, based on his studies he sees no detrimental traffic impact. The parking is sufficient to support the project. A lengthy discussion was carried among the Board and the witness regarding the traffic study.

Due to the late hour and applicant having more witness to be heard and other items on the agenda the application is carried to the July 9, 2007 Planning Board meeting without further notice.

PB-02-07, Morris County Golf Club

Site Plan/Waiver

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

Continuation from the June 4, 2007 public hearing. Applicant proposes to construct an additional 30 x 60 paddle tennis court to the existing paddle tennis facility.

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

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

TCC report dated March 15, 2007 was read for the record by Mr. Adrian Humbert, Professional Planner.

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

Richard Schommer, Professional Engineer

The following were submitted as exhibit during testimony.

A-1 Colored rendering of the site Plan

Summary of Testimony – Richard Schommer, Professional Engineer

Mr. Schommer reviewed the plans submitted with the Board members. There are three existing tennis paddle courts and a score keeping which were approved a couple years ago. The new court is to be located to the South East of the existing courts and it will be identical to what is there today. The paddle court will be further away from adjacent neighboring properties. The nearest residential properties which is lot 2 with frontage on Punch Bowl Road is 400 feet away from the new tennis paddle court and the next nearest is lot 20 on Minnisink Road which is 500 feet away from the paddle court. There is a low spot on site which is a wetland area, the letter of interpretation has expired we had our wetland area expert look at it and there is no changes to the wetland area. The tennis court will be well outside of the wetland area. The applicant must comply with DEP requirements that apply to the wetland area. Lighting will be provided throughout the facility. There will be no impact of the lighting to the adjacent neighbor's property nor will it change the character of the area at all. There will be five trees to be removed in order to construct the tennis paddle court and we are adding six new trees to the West side of the facility.

The meeting was opened to the public; no one appeared to be heard.

Mr. Vintschger moved, seconded by Mr. Romano that approval be granted to the application of Morris County Golf Club thereby permitting the construction of a paddle tennis court on Block 9101, Lot 2 & 3 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 July 16, 2007 meeting of the Board.

Roll Call (Voting Members)

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

Other Matters

Ordinance #19-07 Amending Chapter 95-Section 37-I Mr. Nace stated that the existing ordinance does not allow kitchen facilities in rooms. We don't want to create any issues to our existing hotels, for this reason the Township Committee referred it to the Planning Board. A lengthy discussion was carried regarding housekeeping at the hotel. Mr. Burns stated that the ordinance was discussed at the TCC level and the TCC was not in favor of this ordinance. If the Board wishes to consider the ordinance the TCC will need time to review the ordinance and look into other town's ordinance. The ordinance was referred to the TCC for further review.

Re-examination report discussion –Mr. Humbert stated that he is putting together the draft if any one has any other comments please submit it to me so that I can incorporate them in the draft. I am hoping to have an initial draft by July 9, 2007. Some of the suggestions discuss among the Board was how can we keep track of Township progress such as Open Space acquisitions. How do we maintain character of the neighborhood? We should show how we have progressed with our Open Space purchases. A lengthy discussion was carried of possible items to be considered for the re-examination report.

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 11:00 pm.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board