

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING MINUTES  
AUGUST 6, 2007**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening August 6, 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 July 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. Laurence Bobbin  
Mr. Jeremiah Loughman  
Mr. Craig Goss  
Mayor Robert Nace  
Mr. Leigh Tucker Doxsee  
Mr. Anthony Romano  
Mr. Franz Vintschger  
Ms. Linda Murphy, Alternate #1

Members Absent

Mr. Jan Wotowicz, Alternate #2  
Mr. Richard Watson

Professionals Present

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

Consideration for approval of minutes of the July 9, 2007 and July 16, 2007 regular meetings.

Mr. Nace moved, seconded by Mr. Vintschger, unanimously carried the minutes of the July 9, 2007 and July 16, 2007 regular meetings were approved as circulated and placed on file.

### **Resolutions**

PB-06-07, Morristown Beard School

Site Plan/Variance

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

Applicant proposes an addition to its middle school, a new auditorium and parking lot improvements. Applicant is seeking variance relief for a 24 foot aisle width and 9 x 18 parking space sizes.

Mr. Vintschger 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 amended, memorializing the action taken by the Planning Board at the July 16, 2007, meeting.

#### Roll Call (Voting Members):

Mr. Bobbin	YES
Mr. Loughman	YES
Mr. Goss	YES
Mr. Nace	YES
Mr. Romano	YES
Mr. Vintschger	YES
Ms. Murphy	YES
Mr. Haan	YES

### **Public Hearings**

PB-07-07, Ryan Automotive (Open Road BMW)

ASP/Conditional Use/Variance

Block 10104, Lot 4, 111 Ridgedale Avenue, I-21 zone.

Applicant proposes an amendment to the approved site plan of July 17, 2006 to allow parking and/or storage of automobiles on the roof of the service area.

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

Mr. Douglas Henshaw, 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.

Robert Streker, Professional Engineer  
Anthony Garrett, Architect

TCC report dated April 19, 2007 read for the record by Mr. Adrian Humbert, Professional Planner.

The following were submitted as exhibits during testimony.

- A-1 Colored Rendering of Site Plan
- A-2 Updated Colored Rendering of approved site plan
- A-3 Site Section from Bonsall Pl. & Ridgedale Avenue
- A-4 Architect Rendering

Summary of Testimony – Robert L. Streker, Professional Engineer

Mr. Streker stated that after carefully reviewing the plans noticed that the building was in the incorrect place. The building has now been shifted approximately 10 feet from Ridgedale Avenue allowing for an increase in the front yard setback which eliminated the variance previously requested for two parking spaces in the front yard setback. We have reduced the impervious coverage from 81.5%, we are now proposing 79.7% still exceeding the 75% requirement. This will also allow us to add additional landscaping along Ridgedale Avenue. The aisle width will remain as previously approved. The loading space is being reduced on one side by shifting the building. The loading space is conforming on one side and on the other side will be 30 feet where 50 feet is required. A service bay is being converted into an elevator to bring cars up to the roof for storage. This will be operated by employees only. There will be no changes to the stormwater management. The stairway on the easterly side of the building has been reconfigured.

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

Summary of Testimony – Anthony Garrett, Architect

Mr. Garrett stated that the parking storage will not be seen because the existing building is 30 foot high and the addition in the back will be approximately 23 feet high. This will provide a 6 foot high screen of the vehicle storage. Originally there was a stair located to the east side of the building to provide access to the roof of the building, when the building location was found to be incorrect we realized we no longer could fit that stairs in that location on the back so we shifted it to the north over a previous side walk and landscaped area. We relocated the stairs to provide more egress to the roof. We have two prep stalls on the rear of the building. We eliminated one prep stall and provided the elevator to raise cars to the roof. No changes to the second floor with the exception of the stairs. Total number of parking stalls proposed is 129 with a steel wheel guard 42 inches high so that cars cannot be parked on an area that is not designed for parking. Vehicles are stored by employees only. The stalls are 7 by 17. There will be no public allowed on the roof top storage area. By having this inventory storage on the roof there will be no need for outside storage. There is a separate elevator in the building for employees. There will be a stair access to the east and on the north end from the second floor to the roof top. Applicant agreed to place a stand pipe on the stairs and tie it in to the sprinkler system and fire connection. 48 services bay will remain. The roof runoff that was previously approved will remain the same. Snow clearing measures will be put into place. Mr. Slate asked the applicant if they were willing to add two additional storm septors to provide water quality for the roof run off. The applicant agreed to add the two additional storm septors for roof runoff. No lighting is proposed on the roof top.

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

Ron Goldberg                      41/2 Hilltop Circle

Mr. Nace moved, seconded by Mr. Doxsee that approval be granted to the application of Ryan Automotive thereby permitting the construction of roof top storage with stipulations on Block 10104, Lot 4 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 September 17, 2007 meeting of the Board.

Roll Call (Voting Members)

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

**Recess taken at 8:52 pm**  
**Meeting reconvened at 9:00 pm**

Other Matters

Re-examination Report Discussion – Mr. Humbert stated that a final draft of the report was distributed and that we have received additional comments. There is no statutory requirement to send to the County. Tonight we can get final comments and make changes by Friday, August 10, 2007. Mr. Humbert proceeded to review the changes made to the report with the Board. A lengthy discussion was carried regarding the changes made to the report page by page and what should the conclusion of the report include. The document is to be available to the public after August 10, 2007. A public hearing will be held on Monday, August 20, 2007 for public discussion.

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