

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
OCTOBER 20, 2008**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening October 20, 2008 at 7:35 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 October 14, 2008, 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. Jeremiah Loughman
Mr. Craig Goss – 7:40 pm
Mr. Scott Rosenbush
Mr. Anthony Romano
Mr. Jeffrey Grayzel
Ms. Linda Murphy, Alternate #1
Mr. Kevin McNally, Alternate #2

Members Absent

Mr. Rick Haan, Chairman
Mr. Leigh Tucker Doxsee

Professionals Present

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

Resolutions

PB-07-08, James Street, LLC
Block 7101, Lot 1, 250 James Street, TH-4 zone.

Amended Site Plan/Variance/Waiver

Applicant proposes to construct ninety-two (92) townhouse units in twenty-three (23) buildings of four (4) units each. Other site accessory uses and structures are to include a pergola, gazebo, and a bocce court in the center of the site. Applicant seeks various variances and waivers.

Mr. Burns stated that the resolution was not ready to be memorialized and that he had notified the attorney for the applicant. He asked the Board to carry the resolution to the next Board meeting.

Public Hearings

PB-10-07, Atlantic Health System
Block 7003, Lot 16, 475 South Street, OL-40 zone.

Site Plan/Waiver/Variance

Applicant proposes to maintain the existing gazebos on site and install a third gazebo. The applicant also seeks approval for an existing generator which creates a side yard setback of 156 feet where 175 feet is required.

Mr. Willard Bergman, Attorney for the applicant entered his appearance and stated that he had spoken to the Board attorney and that he had suggested that a TCC meeting be scheduled to review some housekeeping items in connection with the application. Mr. Bergman requests the Board to adjourn the application to January 12, 2009 meeting without further notice. He will contact the Board secretary to arrange a TCC meeting. The application is carried to the January 12, 2009 Board meeting without further notice.

PB-18-08, St. Mary's Abbey/Trust for Public Land
Block 4501, Lot 2, 230 Mendham Avenue, OS-GU zone.

Major Subdivision

Applicant proposes to subdivide the property into five lots to facilitate an open space purchase.

The chairman stated that the attorney for the applicant has submitted a letter requesting that the application be adjourned to the December 1, 2008 Board meeting without further notice due to minor changes to be made to the subdivision maps. The Application is carried to the December 1, 2008 Board meeting without further notice.

Other Matters

- A. Normandy Real Estate Parking Deck – Mr. Burns stated that Advance Realty was the applicant back in 2005 and they wanted to convert the building on 310 Madison Avenue to all medical and they were short on parking spaces. What they propose to do was to create five parking spaces per thousand and that was a variance that the

Board had approved. They were short by twenty six parking spaces. They proposed to build a parking deck to provide the twenty six parking spaces if it is ever determined that is needed. They came to the TCC and they raised some questions on the level of detail needed to create this parking deck. They have determined to proceed with the plan for a parking deck and also have a valet parking plan to present to the Board. A discussion was carried regarding the parking deck and other applications that have come in front of the Board for valet parking.

- B. Tree Ordinance – Mr. Slate stated that the tree ordinance is being reviewed by his department and he had distributed a comparison chart to the Environmental Commission for their review and comparison to other towns tree ordinances. The engineering department is in the process in changing the language in the tree ordinance. I plan to distribute it in a draft format within the next month.
- C. Extended Stay – Mr. Slate stated that the TCC has not done any further review due to the fact that the COAH matter has been taking much of the time and that the application that was pushing the issue has not been advanced.
- D. Mr. Goss asked the TCC if they could develop standards for speed humps on private properties. A discussion was carried regarding the location of existing residential areas with speed humps. It was suggested that Mr. Goss and Mr. Slate work on the policies regarding this matter.

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 8:06 pm.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board