

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
OCTOBER 15, 2007**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening October 15, 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 October 9, 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
Mr. Richard Watson
Ms. Linda Murphy, Alternate #1

Members Absent

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 September 17, 2007 regular meeting.

Mr. Watson moved, seconded by Mr. Romano, unanimously carried the minutes of the September 17, 2007 regular meeting were approved as circulated and place on file.

Resolutions

PB-09-07, Mt. Shadow Homeowner Association
Block 5201, Lot 1-16, Zamrok Way, TH-6 zone.

Site Plan/Waiver/Variance

Applicant proposes to install a 6 foot high solid wood fence to be located 10 feet from the front property line on Mt. Kemble Avenue and approximately 4 feet from the existing parking area.

Mr. Watson moved, seconded by Mr. Romano, 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 September 17, 2007, meeting.

Roll Call (Voting Members):

Mr. Bobbin	YES
Mr. Loughman	YES
Mr. Goss	YES
Mr. Nace	YES
Mr. Romano	YES
Mr. Doxsee	YES
Mr. Watson	YES
Mr. Haan	YES

Public Hearings

PB-01-07, Spring Brook Country Club
Block 5801 & 5802, Lot 1, 9 Spring Brook Road, OS-GU zone.

Site Plan/Waiver/Variance

Continuation from the May 7, 2007, June 4, 2007, July 16, 2007 and September 17, 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.

The Chairman read into the record a letter from Mr. Jay Delaney attorney for the applicant requesting that the application be adjourned until December 3, 2007 and granting the Board an extension of time until December 31, 2007. This application is carried without further notice.

Other Matters

Extended Stay Ordinance #19-07 – Mr. Burns stated that the TCC has had discussions on the extended stay ordinance and the Board should consider the following conditions (1) located in the OL-5 zone (2) minimum lot area of five acres (3) minimum of 100 guest rooms and a minimum suite size. A lengthy discussion was carried regarding hotel and extended hotel definitions and the Uniform Construction Code regulations. The Board instructed Mr. Burns to update the ordinance to reflect the recommendations and forward a copy to Mr. Mastrobattista, Construction Code official for his input regarding the construction code regulations. This matter is tabled to the next Board meeting.

Master Plan Amendment – Mr. Humbert stated that the Master Plan Amendment is to guide the use of land within the Township in accordance with the purposes of the Land use law. The Master Plan amendment describes the different options that are available for the property and why the change of use was not approved by the Board of Adjustment. The amendment goes into detail as to a hearing held in front of the Board. The main parameter is to support the zone change to a new multi family residence. Mr. Humbert reviewed the study that was completed by the applicant's professionals on the amount of units to be built and the number of children that it will generated and compared it with other units in Town. A discussion was carried regarding children generated.

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

Ellen Taylor 48 Mill Road

Mr. Burns, attorney for the Board proceeded to review the resolution of approval with the Board members.

Mr. Romano 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 circulated, memorializing the action taken by the Planning Board at the October 15, 2007 meeting.

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
Mr. Watson	YES
Mr. Haan	YES

James Street Zoning Ordinance #24-07 – The Board continued the review of the ordinance and found it consistent with the master plan amendment for this reason the ordinance is referred to the Township Committee for adoption.

Mr. Romano moved, seconded by Mr. Goss, and roll call as indicated that the ordinance be referred to the Township Committee for adoption.

Roll Call

Mr. Bobbin	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

The chairman also addressed the Board in regard to asking questions of various applicant's, applicant's professionals and questions in general to please speak into the microphone and state your name. He stated that when transcripts are done it doesn't state the name of the person who is asking the question. Mr. Haan also asked about the different items that were listed on our re-examination report and how we can go about keeping tract of what is accomplished. Mr. Humbert stated that the TCC can draft a punch list with the different items and present them to the Board to begin work on it. This is the time to do the list in case we need to budget for any specific project.

Mr. Slate stated the problem we are encountering with the microphone system and what was available out in the market. A new system is to be tried to see how it works.

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 8:30 pm.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board