

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
MAY 6, 2019**

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday evening May 6, 2019, at 7:30 P.M. in the Municipal Building, 50 Woodland Avenue, Township of Morris, N.J.

1. Call to Order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call

Resolution

Consideration of the following resolutions thereby memorializing the action taken by the Board at the April 1, 2019 and April 15, 2019 meetings:

5. PB-01-19, Morristown Motors, Inc. Site Plan / Variance / Waiver
Block 10104, Lot(s) 7, 9 & 13, 169 Ridgedale Avenue, I-21 zone.

Applicant proposes to develop an automobile service facility for Subaru on lot 13, with other related improvements. Applicant also seeks variance for front yard setback and impervious coverage along with design waiver for steep slope disturbance.

Approval

Roll Call (Voting Members): Mr. Romano, Mr. Goldberg, Mr. Kaar, Mr. Grayzel, Ms. Murphy,
Ms. Wilson, Mr. Vinstschger

6. PB-08-18, Magno Management Properties, LLC Minor Subdivision/Variance
Block 10301, Lot 12, 56-60 Monroe St., RA-7 zone.

Applicant proposes a minor subdivision to create two additional lots. Applicant also seeks variance relief for two of the lots creating a deficient width as measured 40 feet behind the required front setback line of 47.3 and 45 feet where 50 feet is required.

Approval

Roll Call (Voting Members): Mr. Romano, Mr. Benoit, Mr. Kaar, Mr. Grayzel, Ms. Murphy,
Mr. Loughman, Ms. Wilson, Mr. Vinstschger

Public Hearing

7. Investigation and Recommendation to the Township Committee, whether 340 Mount Kemble Avenue, Block 6101, Lot 5, located in the OL-40 zone, satisfies the criteria and constitutes an Area in Need of Redevelopment without the power of eminent domain (Non-Condensation Redevelopment Area).
8. **Other Matters**
 - Legislative Committee Report (if any)
9. Update on Master Plan Re-examination Report implementation plan progress
10. Public Commentary

11. **Closed Session** (if necessary)
12. Adjournment



Sonia Santiago, Board Secretary

Please note that in all matters presented by applicants, the Board's function is quasijudicial and therefore formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. It is difficult to determine whether a matter on the agenda will be reached for a hearing. Therefore, reliance should not be placed on the estimate of whether formal action is or is not anticipated. If a matter is on the agenda your rights can only be protected by attending the meeting.

Distribution: May 1, 2019

Chairman and Board Members, Planning Consultant, Board Engineer, Township Committee, Township Administrator, Township Tax Assessor, Board Attorney, Bulletin Board, Township Historic Preservation Commission