

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
SEPTEMBER 24, 2018**

PLEASE TAKE NOTICE that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, September 24, 2018, at 7:30 P.M., in the Municipal Building, 50 Woodland Avenue, Township of Morris.

1. Call to order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call
5. Consideration for approval of minutes of September 25, 2017 regular meeting

Resolution

Consideration of the following resolutions thereby memorializing the action taken by the Board at the August 27, 2018 meeting.

6. BA-07-18 Marcio & Blanca Salas
Block 7302, Lot 3, 349 South Street, RA-15 zone. Section C.

Applicant proposes construction of a 24 x 24 two car garage creating a side yard setback of 6 feet where 20 feet is required and a combined side yard setback of 13.71 feet where 50 feet is required.

Approval
Roll Call: (Voting Members) Ms. Kalaher, Mr. Staudt, Mr. Christensen, Mr. Kronk

7. BA-04-18 John & Tymara Delatush
Block 8006, Lot 20, 22 Bradwahl Drive, RA-15 zone Section C.

Applicant proposes construction of an 18 x 20 deck creating a rear yard setback of 8.3 feet where 25 feet is required.

Approval
Roll Call: (Voting Members) Ms. Kalaher, Mr. Woodford, Mr. Staudt, Mr. Christensen, Mr. Kronk

8. BA-09-18 Averam Watsky
Block 5502, Lot 11, 47 Molly Stark Drive, RA-15 zone. Section C.

Applicant proposes construction of a second story addition expanding a non-conforming structure creating a front yard setback of 2.5 feet on Chestnut Street.

Approval
Roll Call: (Voting Members) Ms. Kalaher, Mr. Woodford, Mr. Staudt, Mr. Christensen, Mr. Kronk

Public Hearings

9. BA-16-18 122 Mt. Kemble, LLC
Block 10308, Lot 13, 241 Martin Luther King Avenue, RB-7 zone, Section C.

Continuation from the June 25, 2018, July 23, 2018 and August 27, 2018 public hearings, applicant proposes construction of a two family dwelling which requires bulk variance relief for pre-existing, non-conforming conditions including deficient lot area, lot width and accessory building side yard setback 5.6 feet where 10 feet is required and a front yard setback for the principal structure on Walnut Street of 14.7 feet where 25 feet is required.

10. BA-08-18 Dawn Smith
Block 10301, Lot 3, 51 Highland Avenue, RA-7 zone. Section D & C.

Applicant proposes to convert existing two car garage into a kitchenette for catering purposes. Applicant also seeks a variance for two accessory structures on a single lot.

11. BA-13-18 Robert & Lynn Vogel
Block 3103, Lot 15, 35 Alexandria Road, RA-15 zone. Section C.

Applicant proposes installation of an emergency generator creating a side yard setback of 17.2 feet where 20 is required and creating a combined side yard setback of 46.6 feet where 50 feet is required.

12. BA-11-18 William Houst
Block 3907, Lot 22, 36 Center Avenue, RA-11 zone Section C.

Applicant proposes a second story addition creating a side yard setback of 12 feet where 15 feet is required and a combined side yard setback of 32.5 feet where 40 feet is required.

13. **Other Matters**

14. Adjournment


Sonia Santiago, 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.

Dated: September 19, 2018

Distribution: Chairman and Members (9), Board Attorney, Township Engineer, Township Committee, Township Administrator, Township Attorney, Township Tax Assessor, Bulletin Board, Historic Preservation Committee