

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
APRIL 7, 2008**

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday evening April 7, 2008, at 7:30 P.M. in the Municipal Building, 50 Woodland Avenue, Morris, Township of Morris, N.J.

1. Call to Order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call
5. Consideration for approval of minutes of the February 4, 2008 regular meeting.

Resolution

Consideration of the following resolutions thereby memorializing the action taken by the Board at the February 4, 2008 and March 3, 2008 meeting:

6. PB-11-07, Ryan Automotive-Open Road Mazda Amended Site Plan/Variance
Block 10201, Lot 19, 108 Ridgedale Avenue, I-21 zone.

Applicant proposes to reconfigure the existing Nissan dealership and install a new dealership for Mazda in the former auto-service area of the Nissan dealership. A new service area will be installed in the one-story masonry building to the rear of the existing service facility. Applicant also seeks various variance relief.

Denial

Roll Call: (Voting Members): Mr. Goss, Mr. Romano, Ms. Murphy, Mr. Haan

7. PB-16-07, Hans Levenbach & Samer Samman Minor Subdivision/Variance
Block 3002, Lot 34, 35 & 36, 9 & 11 Longwood Place, RA-25/RA-15 zones.

Applicant's propose to modify the existing lot line for an equal exchange of 1,456 square feet of property. The proposed lot line adjustment will cause two encroachments into the required side yard setback on both of the properties and variance relief is being requested.

Approval

Roll Call (Voting Members): Mr. Bobbin, Mr. Loughman, Mr. Goss, Mr. Rosenbush,
Mr. Doxsee, Mr. McNally, Mr. Grayzel, Mr. Haan

Public Hearings

8. PB-02-08, Township of Morris Courtesy Review
Block 9805, Lot 1, 77 Whippany Road, RA-25 zone.

Applicant proposes to install a back up generator at the Collinsville Firehouse.
9. PB-03-08, Township of Morris Courtesy Review
Block 5404, Lot 1, 1 Spring Brook Road, OS-GU zone.

Applicant proposes to install a back up generator at the Mt. Kemble Firehouse.
10. PB-04-08, Township of Morris Courtesy Review
Block 201, Lot 4, 2 Burnham Road, OS-GU zone.

Applicant proposes to install a back up generator at the Fairchild Firehouse.
11. PB-12-06, Dr. Joel Meer Major Subdivision/Variance
Block 2802, Lot 7, 22 Valley View Street, RA-15 & OS-GU zones.

Applicant proposes to subdivide the property into three lots, two of which are proposed for new construction. Applicant seeks variance relief for insufficient lot depth, waiver relief for steep slope disturbance and a de-minimums exception from RSIS is also been requested.
12. PB-17-07, Frank Brown/Bull Construction Minor Subdivision
Block 8905, Lot 3, 1 Woodside Road, RA-11 zone.

Applicant proposes to subdivide the property to create two lots. The Municipal boundary of Morristown and Morris Township divides the property. Subdivision approval required in both municipalities. No structures are located in the Township portion of the property.
13. **Other Matters**
- A. Ordinance #8-08 – Amending Chapter 95, Section 36 of the Zoning Ordinance of the Township of Morris regarding Fences and Walls
 - B. Extended Stay Ordinance
 - C. Master Plan Sidewalks
 - D. Highlands Regional Master Plan-Final Draft
14. **Closed Session**
15. Adjourn

Sonia Santiago, Board Secretary

Star Ledger, Daily Record, Morris News Bee