

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
SEPTEMBER 15, 2008**

Revised

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday evening September 15, 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 June 2, 2008, June 16, 2008 and July 21, 2008 regular meeting.

Resolution

Consideration of the following resolutions thereby memorializing the action taken by the Board at the July 21, 2008 regular meeting and September 8, 2008 special meeting:

6. PB-25-04, Thomas Seneca, LLC Amended Preliminary Approval
Block 5903, Lot 2 & 3, Westminster Place & Edgewood Road, RA-35-zone.

Applicant seeks approval for an amended tree removal and replacement plan.

Approval

Roll Call: (Voting Members): Mr. Bobbin, Mr. Loughman, Ms. Murphy, Mr. Rosenbush,
Mr. Doxsee, Mr. Romano, Mr. Vintschger, Mr. Grayzel, Mr. Haan

7. PB-12-08, Thomas Seneca, LLC Final Major Subdivision
Block 5903, Lot 2 & 3, Westminster Place & Edgewood Road, RA-35 zone.

Final Major subdivision for the creation of one additional buildable lot and new road with a Cul-de-sac.

Approval

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

Public Hearings

8. PB-12-06, Dr. Joel Meer Major Subdivision/Variance
Block 2802, Lot 7, 22 Valley View Street, RA-15 & OS-GU zones.

Continuation from the May 5, 2008, June 16, 2008 and August 4, 2008 public hearings. Applicant proposes to subdivide the property into three lots, two of which are proposed for new construction. Applicant also seeks many other variances for insufficient lot depth and setbacks, waiver relief for steep slope disturbance and a de-minimums exception from RSIS is also being requested.

9. PB-07-08, James Street, LLC Amended Site Plan/Variance/Waiver
Block 7101, Lot 1, 250 James Street, TH-4 zone.

Continuation from the June 16, 2008, July 21, 2008 and August 18, 2008 public hearings, 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.

10. **Other Matters**

- A. Ordinance #29-08 Amending Chapter 57 Land Development, Adding Section 57-166, Development Fees for Affordable Housing
- B. Extended Stay
- C. 2009 Calendar Review
- D. Normandy Real Estate Parking Deck

11. Adjourn

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: September 8, 2008
Chairman and Board Members, Planning Consultant, Board Engineer, Township Committee, Township Administrator
Township Tax Assessor, Board Attorney, Township Engineer, Bulletin Board, Township Historic Preservation Commission, Star Ledger,
Daily Record, Morris News Bee