

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING AGENDA  
NOVEMBER 3, 2008**

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday evening November 3, 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 of the minutes of August 18, 2008 special meeting.

**Resolution**

Consideration of the following resolutions thereby memorializing the action taken by the Board at the September 15, 2008 and October 6, 2008 regular meeting:

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

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.

Approval

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

**Public Hearing**

7. PB-18-08, St. Mary's Abbey Amended Site Plan  
Block 4501, Lot 2, 230 Mendham Avenue, OS-GU zone.

Applicant seeks relief from a condition of approval for a 250 foot buffer along Sugar Loaf Road and Jockey Hollow Road.

8. **Other Matters**

A. Fair Share & Housing Element

9. Adjourn

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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: October 28, 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