

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
DECEMBER 1, 2008**

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday evening December 1, 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 September 15, 2008 October 20, 2008 and November 3, 2008 regular meetings.

Resolution

Consideration of the following resolutions thereby memorializing the action taken by the Board at the October 6, 2008 and November 3, 2008 regular meeting:

6. PB-06-08, Ryan Automotive of Morristown Amended Site Plan/Variance
Block 8603, Lot 1.01, 170 Madison Avenue, B-11 zone.

Applicant proposes to modify the existing dealership building with a 1,892 square foot addition on its west side to expand the service department of the building. Applicant also seeks various variance reliefs.

Approval

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

7. PB-22-08, 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.

Approval

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

Public Hearing

8. PB-18-08, St. Mary's Abbey/Trust for Public Land Major Subdivision
Block 4501, Lot 2, 230 Mendham Avenue, OS-GU zone.

Applicant proposes to subdivide the property into five lots to facilitate an open space purchase.

9. 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, August 4, 2008 and September 15, 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.

10. **Other Matters**

- A. Housing Element & Fair Share Plan Review
- B. Award of Additional Funds for Legal Counsel for 2008
- C. Award of Additional Funds for Planning Consultant for 2008

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: November 24, 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