

**TOWNSHIP OF MORRIS
PLANNING BOARD
REORGANIZATION AND REGULAR
MEETING AGENDA
JANUARY 12, 2026**

Revised

Please take notice that the re-organization and regular meeting of the Township of Morris Planning Board will be held on Monday, January 12, 2026, at 7:00 P.M. in person at the Municipal Building, 50 Woodland Avenue, Morris Township, N.J., and, as a courtesy, viewable via Zoom.

In order to log in, you will need the Zoom application loaded on your device (you may download it for free), then You may log on to the meeting using one of these three methods:

- Click here: <https://us02web.zoom.us/j/84375774591?pwd=QmVsRjZNck96QTZLSVdFcTBpaW0rZz09>
- Or go directly to the Zoom Meeting website <https://zoom.us/join>, click on JOIN A MEETING, and enter.
Meeting ID: 843 7577 4591
Password: 461758
- Or by phone at 1-929-205-6099 and enter
Meeting ID: 843 7577 4591
Password: 461758

- Procedures for Planning / Zoning Board Meetings; click [here](#).

AGENDA

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Pledge of Allegiance

Reorganization

4. Oath of Allegiance and Oath of Office to be administered by the Board Attorney to the following persons:
 - Richard Bye
 - Edward Benoit
 - Jesse Flowers, Alt. 2

5. Roll Call

6. **Nominations for the year 2026:**

Board Chairperson _____

Board Vice Chair _____

7. **Resolutions:**

Legal Counsel – Steven Warner, Esq.
Planning Consultant – Elizabeth Lehney, AICP, PP
Engineering Consultant – Joseph Vuich, PE, PP, CME
Traffic Consultant – John Jahr, PTP, TSOS

8. **Professional Appointments for the year 2026:**

_____ Board Secretary

9. Chairperson appoints members to the following Committees for the year 2026:

Technical Coordinating Committee

_____ Board Attorney
_____ Planning Consultant
_____ Township Engineer

Site Inspection Committee

Chairperson _____

Street Naming Committee

Legislative Committee

Open Space Designee

10. **Resolutions:** Setting meeting dates for the year 2026 / January 2027, and designating official newspaper.

Regular Meeting

Resolutions

Public Hearings

11. PB-14-25, Morris School District Courtesy Review
Block 901, Lot 3, 10 Jane Way, OSGU zone.

Applicant proposes the installation of a 179,641 sq. ft. Synthetic Turf Multi-Use Field. Click [here](#) to view the plan.

12. PB-10-25, Nielson Ford of Morristown Amended Site Plan/ Waiver
Block 10201, Lots 5, 9, 11, & 12, 170 Ridgedale Avenue, I-21 Industrial zone.

Applicant proposes the reconstruction of pavement areas, pavement of an existing gravel area, new line striping, improved drainage, the addition of EV charging stations, installation of an ADA ramp and parking spaces, updated site lighting, and new curbs. Click [here](#) to view the plan.

13. PB-15-25, Morristown Motors, Inc. Amended Site Plan/ Variance
Block 10104, Lots 6 & 7, 169 and 171 Ridgedale Avenue, I-21 Industrial zone.

Applicant proposes to amend the previously approved minor site plans by installing a 73 sq. ft. generator pad, a 25 sq. ft. electric vehicle charging pad, and a 5 sq. ft. transformer pad. The applicant also proposes to remove approximately 103 sq. ft. of impervious surface in the rear of lot 7 to accommodate the previously mentioned additions. Click [here](#) to view the plan.

14. **Other Matters**

- Legislative Committee Report (if any)

15. **Public Comments**

16. **Closed Session** (Pending Litigation)

- Fourth Round Housing Element and Fair Share Plan, DOCKET # MRS- L-270-25
- Save Ketch Road v. Morris Township Planning Board, Morris Ketch Road, LLC, XYZ Govt Entity 1-10, ABC Entity 1-10, John Does 1-10, DOCKET # MRS-L-2279-25

17. Adjournment



Ryan Kurpat, Board Secretary

Please note that in all matters presented by applicants, the Board's function is quasi-judicial, and therefore, formal action is always taken when the matter reaches a 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: January 5, 2026

Chairman and Board Members, Planning Consultant, Board Engineer, Township Committee, Township Administrator, Township Tax Assessor, Board Attorney, Bulletin Board, Township Historic Preservation Commission,