

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
FEBRUARY 2, 2026**

Please take notice that the re-organization and regular meeting of the Township of Morris Planning Board will be held on Monday, February 2, 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
4. Roll Call
5. Consideration for approval of minutes for the January 12, 2026 reorganization and regular meeting and closed session.

Resolutions

6. 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.

Roll Call (voting members): Mr. Alesso. Mr. Flowers, Mr. Barrett, Mr. Ravitz, Mr. Benoit, Mr. Quillan, Mr. Bye

7. 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.

Roll Call (voting members): Mr. Alesso. Mr. Flowers, Mr. Barrett, Mr. Ravitz, Mr. Benoit, Mr. Quillan, Mr. Bye

Public Hearings

8. PB-08-25, Mark & Lynn Piccolo Minor Subdivision/Variance
Block 3501, Lot 6, 35 Schoolhouse Lane, RA-130 zone.

Continuation from the October 20, 2025 and December 1, 2025 public hearings; applicant proposes a minor subdivision to create one additional lot. The applicant will also seek a variance for the lot area. Click [here](#) to view the plan.

9. 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.

10. PB-16-25, Morris County Sheriff's Dept Courtesy Review
Block 1901, Lot 1, 540 W. Hanover Avenue, OS-GU zone.

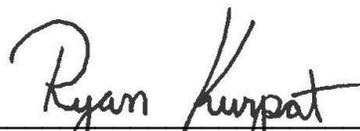
Applicant proposes the construction of a new K-9 facility with associated dog runs, parking, lighting, and related improvements. Click [here](#) to view the plan.

11. **Other Matters**
• Legislative Committee Report (if any)

12. **Public Comments**

13. **Closed Session** (if necessary)

14. 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 28, 2026

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