



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

Please take notice that the regular meeting of the Township of Morris Planning Board will be held on Monday, March 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=QmVsRjZlNk96QTZLSVdFcTBpaW0rZz09>

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 February 2, 2026 regular meeting.**

Resolutions

6. 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.

Roll Call (voting members): Mr. Flowers, Ms. Van Order, Mr. Nunn, Mr. Ravitz, Ms. Murphy, Mr. Benoit, Mr. Quillan, Ms. Guariglia, Mr. Bye

Public Hearings

7. Public hearing on the adoption of the Amended Fourth Round Housing Element and Fair Share Plan, Pursuant to section 28 of the Municipal Land Use Law. (Formal action is expected to be taken at the conclusion of the public hearing.) Click [here](#) to view the plans.

Other Matters

8. Master Plan Consistency Review of Zoning/Land Development Ordinances (Not Public Hearings):
 - Ordinance 04-26 – Amending Chapter 95, Zoning, by adding the MF-TH/AH Zone and adopting associated regulations (60 Columbia Road, Block 9301, Lot 8)

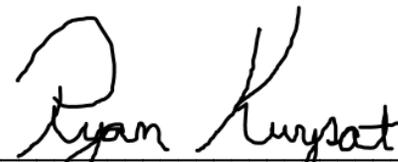
- Ordinance 05-26 – Amending Chapter 95, Zoning, by adding the TH-8/AH-2 Zone and adopting associated regulations (221A/227 Sussex Avenue, Block 601, Lots 16 and 18)
- Ordinance 06-26 – Amending Chapter 95, Zoning, by adding the TH-15/AH Zone and adopting associated regulations (300 Madison Avenue, Block 8601, Lot 4)
- Ordinance 07-26 – Amending Chapter 95, Zoning, by adding the TH-5/AH Zone and adopting associated regulations (100 Southgate Parkway, Block 7101, Lot 2)
- Ordinance 08-26 – Amending Chapter 95, Zoning, by adding the TH-6/AH-2 Zone and adopting associated regulations (291 James Street, Block 6705, Lot 5)
- Ordinance 09-26 – Amending Chapter 95, Zoning, by adding the S/SNH Zone and adopting associated regulations (4 Old Turnpike Road, Block 8602, Lot 10)
- Ordinance 10-26 – Adopting the amended Mount Kemble Avenue Redevelopment Plan pursuant to N.J.S.A. 40A:12A-1 et seq. (Block 5506, Lot 25; Block 5605, Lots 5, 6, 7 and 8)
- Ordinance 11-26 – Amending Chapter 95, Zoning, and Chapter 57, Land Development, regarding Affordable Housing Regulations for the Fourth Round

9. **Legislative Committee Report** (if any)

10. **Public Comments**

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

12. **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: February 23, 2026