

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING AGENDA  
MARCH 16, 2026**

**Please take notice** that the regular meeting of the Township of Morris Planning Board will be held on Monday, March 16, 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

**Resolutions**

**Public Hearings**

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

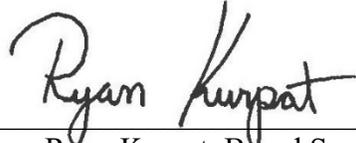
Continuation from the October 20 and December 1, 2025, public hearings; applicant proposes a minor subdivision to create one additional lot. The applicant will also seek a variance for the lot area. Click [here](#) to view the plan.

6. 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.

7. Other Matters
  - Legislative Committee Report (if any)
8. Public Comments

9. Closed Session (if necessary)
10. Adjournment

A handwritten signature in black ink that reads "Ryan Kurpat". The signature is written in a cursive style with a large initial "R".

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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: March 12, 2026