



**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
MARCH 23, 2026**

PLEASE TAKE NOTICE that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, March 23, 2026, at **7:00 P.M.** in the municipal building, 50 Woodland Avenue, Township of Morris, N.J., in person 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 in to the meeting using one of these three methods;

Click here: <https://us02web.zoom.us/j/88936704059?pwd=b0jkL0oxL3Boc3Jzb0F0cExBems0dz09>

Or go directly to the Zoom Meetings website www.zoom.us.com and click on JOIN MEETING and enter:

Meeting ID: 889 3670 4059

Password: 361327

Or by phone at 1-929-205-6099 and enter

Meeting ID: 889 3670 4059

Password: 361327

AGENDA

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

Resolutions

Consideration of the following resolution, thereby memorializing the action taken by the Board at the March 5, 2026 special meeting.

4. BA-23-25 Shaun and Nicole Freeman
Block 9403, Lot 2, 15 Nichols Road, RA-25 zone, Section C

Applicant proposes construction of a one-story addition over the existing footprint of the house, creating a front yard setback of 52.8 feet along Nichols Road where 60 feet is required.

Public Hearings

5. BA-24-25 Andrew and Kelly Gibbons
Block 6004, Lot 3, 9 Norwood Court, RA-25 zone, Section C

Applicant proposes construction of a detached two-story, two-car garage creating a side yard setback of 10 feet on the right side, where 25 feet is required, with a pre-existing side yard setback on the left side of 25.9 feet, where 25 feet is required, and a combined side yard setback of 35.9 feet, where 60 feet is required. The applicant will also seek a variance for an existing non-conforming shed as a second accessory structure which creates a rear yard setback of .33 ft. Click [here](#) to view the plans.

6. BA-26-25 Josef Messer
Block 4501, Lot 4.01, 286 Mendham Road, OS-GU (R130) Single Family zone, Section C

Applicant proposes construction of a one-story addition at the right side of the existing house and a covered porch addition at the rear of the house, with a pre-existing front yard setback of 19 feet, where 100 feet is required. Click [here](#) to view the plans.

7. BA-25-25 Knollwood Holding, LLC
Block 2906, Lot 11, 40 Knollwood Drive, RA-15 zone, Section C

Applicant proposes the re-construction, enlargement, and alteration of the existing house, with a right-side yard setback of 17.1 feet where 20 feet is required, a combined side yard setback of 46.3 feet where 50 feet is required, and a proposed building height of 38.4 feet where 35 feet is required. Click [here](#) to view the plans.

8. BA-27-25 Glenn David
Block 8901, Lot 5, 9 Westminster Place, RA-35 zone, Section C

Applicant proposes to build a second story addition, side garage addition, rear addition, and deck addition where the variance request is for a pre-existing side yard setback of 18.96 ft, where 30 ft is required, to reduce the combined side yard setback to 66.67 ft, where 75 ft is required, and a pre-existing front yard setback of 52.81 feet, where 75 feet is required. Click [here](#) to view the plans.

9. Other Matters
10. Closed Session (if any)
11. Adjournment



Ryan Kurpat, 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.

Dated: March 18, 2026