

**TOWNSHIP OF MORRIS  
BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
AUGUST 23, 2021**

**PLEASE TAKE NOTICE** that in order to comply with the executive orders signed by the Governor and in an effort to follow best practices recommended by the CDC, the regular meeting of the Township of Morris Board of Adjustment will be held remotely via Zoom at 7:30 P.M. on Monday, August 23, 2021, in the Municipal Building, 50 Woodland Avenue, Township of Morris, N.J. for all Board members, Board Professionals, Applicants and/or their professionals, objectors' professionals and all other members of the public.

In order to login, you will need the Zoom application loaded on your device (you may download for free) then,

You may login 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](http://www.zoom.us.com) and click on the 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 Adequate Notice
3. Pledge of Allegiance

**Resolution**

Consideration of the following resolutions thereby memorializing the action taken by the Board at the July 26, 2021 meeting.

4. BA-15-21 Evan Carlson  
Block 8408, Lot 18, 18 Crescent Drive, RA-15 zone, Section C.

Applicant proposes construction of an addition creating a side yard setback of 9.03 feet where 20 feet is required and creating a combined side yard setback of 39.59 feet where 50 feet is required. Applicant also seeks a variance for the expansion of a non-conforming structure.

Approval

Roll Call (voting members): Mr. Goldberg, Ms. Rothman, Mr. McKay, Ms. Olivo-Moore,  
Mr. Benoit, Mr. Shuster, Mr. Woodford

5. BA-16-21 Jennifer & Michael DiDomenico  
Block 205, Lot 10, 12 Delmar Avenue, RA-7 zone, Section C.

Applicant proposes construction of a second story addition with pre-existing non-conforming side yard setback of 7.9 feet where 10 feet is required and a combined side yard setback of 14.7 feet where 20 feet is required, and a front yard setback of 16.9 feet where 25 feet is required. Applicant also seeks a variance for the expansion of a non-conforming structure.

Approval

Roll Call (voting members): Mr. Goldberg, Ms. Rothman, Mr. McKay, Ms. Olivo-Moore, Mr. Benoit, Mr. Shuster, Mr. Woodford

6. BA-17-21 Vincent Lia & Jessica Diamond  
Block 3906, Lot 2, 8 Locust Street, RA-11 zone, Section C.

Applicant proposes construction of a one-story addition, dormer and deck with a pre-existing side yard setback of 1.5 feet where 15 feet is required and creating a combined side yard setback of 22.5 feet where 40 feet is required. Applicant also seeks a variance for expansion of a non-conforming structure.

Approval

Roll Call (voting members): Mr. Goldberg, Ms. Rothman, Mr. McKay, Ms. Olivo-Moore, Mr. Benoit, Mr. Shuster, Mr. Woodford

7. BA-18-21 David & Mimi Tahan  
Block 8003, Lot 55, 20 Arbor Way, RA-15 zone, Section C.

Applicant proposes construction of an addition creating a side yard setback of 16.2 feet where 20 feet is required and creating a combined side yard setback of 31.3 feet where 50 feet is required. Applicant also seeks a variance for expansion of a non-conforming structure.

Approval

Roll Call (voting members): Mr. Goldberg, Ms. Rothman, Mr. McKay, Ms. Olivo-Moore, Mr. Benoit, Mr. Shuster, Mr. Woodford

### **Public Hearings**

8. BA-11-21 Brijendera Singh & Kulvinder Kauer  
Block 8908, Lot 1, 14 Normandy Parkway, RA-35 zone, Section C & D.

Continuation from the May 24, 2021 public hearing, applicant proposes installation of two pole mounted lighting fixtures and a 10-foot practice wall in the tennis court area where 6 feet is allowed. Click [here](#) to view the plans.

9. BA-19-21 Conor Murphy  
Block 9608, Lot 30, 35 Colonial Drive, RA-15 zone, Section C.  
  
Applicant proposes construction of a retaining wall of 6 feet in the side and rear yard and install a 6-foot-high fence on top of the wall increasing the height to 12 feet where 6 feet is allowed. Click [here](#) to view the plan.
10. BA-20-21 Stephan & Theresa Tafaro  
Block 1704, Lot 1, 9 Redwood Road, RA-35C zone, Section C.  
  
Applicant proposes installation of an emergency generator creating a side yard setback of 22 feet where 25 feet is required. Click [here](#) to view the plan.
11. BA-21-21 Craig Bartlett  
Block 3203, Lot 23, 181 Washington Valley Road, RA-130 zone, Section C.  
  
Applicant proposes construction of an 1,800 square foot three car garage exceeding the maximum floor area of 900 sf within the front yard where accessory buildings closer to the road than the principal structure is not allowed, exceeding the maximum height of an accessory building of 15 feet to 18 feet, and creating a side yard setback of 43 feet where 50 feet is required. Click [here](#) to view the plan.
12. **Closed Session** (if any)
13. **Other Matters**
14. **Adjournment**

  
Sonia Santiago, Secretary

Please note that in all matters presented by applicants, the Board's function is quasijudicial and therefore formal action is always taken when the matter reaches 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: August 17, 2021

Distribution: Chairman and Members (9), Board Attorney, Township Engineer, Township Committee, Township Administrator, Township Attorney, Township Tax Assessor, Bulletin Board, Daily Record, Morris News Bee, Star Ledger, Historic Preservation Committee