

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING AGENDA
SEPTEMBER 20, 2021**

Revised

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 Planning Board will be held remotely via Zoom on Monday, September 20, 2021 at 7:30 P.M. in the Municipal Building, 50 Woodland Avenue, Morris Township, 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 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 www.zoom.us.com and click on the 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

AGENDA

1. Call to Order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call

Resolution

Consideration of the following resolution thereby memorializing the action taken by the Board at the August 16, 2021 meeting:

5. PB-02-21, John Street Associates, LLC Site Plan Waiver / Variance
Block 10102, Lot 2, 4 John Street, I-21 zone.

Applicant proposes to construct a pavilion style, covered outdoor bar creating a front yard setback of 16 feet where 35 feet is required.

Approval

Roll Call (voting members); Mr. Quillan, Mr. Loughman, Mr. Bye, Mr. Nunn, Ms. Wilson,
Mr. Alesso, Mr. Benoit

Public Hearings

6. PB-04-21, Madison Avenue Urban Renewal, LLC Site Plan/Variance
Block 8409, Lot 1, 315 Madison Avenue, OSGU zone.

Continuation from the July 12, 2021 and August 16, 2021 public hearings, applicant proposes to renovate the former Abbey/Alnwick Hall and construction of new building additions as well as outdoor display areas. The applicant is seeking relief for front yard setback, number of tandem parking spaces; wall height; signage; and for the retention of the perimeter walls associated with the southern wing of the Abbey Structure. Click [here](#) to view the plans.

7. PB-06-20, John & Mary Ann Weisgerber Minor Subdivision/Variance
Block 2601, Lot 41, 5 Edward Shippen Lane, RA-130 Zone.

Continuation from the December 7, 2020, March 15, 2021, April 19, 2021 June 7, 2021 & July 19, 2021 public hearings, applicant proposes a minor subdivision to create one additional lot. Click [here](#) to view the plan.

8. **Other Matters**
- Legislative Committee Report (if any)
9. Public Comments
10. Adjournment


Sonia Santiago, Board 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.

Distribution: September 14, 2021 revised September 15, 2021
Chairman and Board Members, Planning Consultant, Board Engineer, Township Committee, Township Administrator, Township Tax Assessor, Board Attorney, Bulletin Board, Township Historic Preservation Commission,