

**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REGULAR MEETING AGENDA  
OCTOBER 18, 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 Planning Board will be held remotely via Zoom on Monday, October 18, 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](http://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 September 20, 2021 meeting:

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

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.

Approval

Roll Call (voting members); Mr. Loughman, Mr. Nunn, Mr. Grayzel, Ms. Wilson, Ms. VanOrder,  
Mr. Bye, Mr. Flowers, Mr. Benoit

**Public Hearings**

6. PB-02-20, Order of St. Benedict of NJ Amended Site Plan  
Block 4501, Lot 2.01, 230 Mendham Road, OSGU zone.

Applicant proposes a 1,170 square foot one-story addition to the existing Fine Art Center. Click [here](#) to view the plans.

7. PB-10-21, Morris Marketplace Urban Renewal, LLC Amended Site Plan/Variance  
Block 10401, Lot 3.01, 191 E. Hanover Avenue, RDP zone.

Applicant proposes to divide building D into two separate tenant spaces. And install an emergency generator creating a front yard setback of 46.6 feet where 50 feet is required from Mennen Drive. Click [here](#) to view the plans.

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: October 12, 2021

Chairman and Board Members, Planning Consultant, Board Engineer, Township Committee, Township Administrator, Township Tax Assessor, Board Attorney, Bulletin Board, Township Historic Preservation Commission,