

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
OCTOBER 22, 2018**

Revised

PLEASE TAKE NOTICE that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, October 22, 2018, at 7:30 P.M., in the Municipal Building, 50 Woodland Avenue, Township of Morris.

1. Call to order
2. Statement of Adequate Notice
3. Pledge of Allegiance
4. Roll Call
5. Consideration for approval of minutes of August 27, 2018 and September 24, 2018 regular meetings

Resolution

Consideration of the following resolutions thereby memorializing the action taken by the Board at the September 24, 2018 meeting.

6. BA-16-18 122 Mt. Kemble, LLC
Block 10308, Lot 13, 241 Martin Luther King Avenue, RB-7 zone, Section C.

Applicant proposes construction of a two family dwelling which requires bulk variance relief for pre-existing, non-conforming conditions including deficient lot area, lot width and accessory building side yard setback of 5.6 feet where 10 feet is required and a front yard setback for the principal structure on Walnut Street of 14.7 feet where 25 feet is required.

Approval

Roll Call: (Voting Members) Ms. Kalaher, Ms. Ferrari, Mr. Williams, Mr. Loughman, Mr. Staudt,
Mr. Christensen, Mr. Woodford

7. BA-08-18 Dawn Smith
Block 10301, Lot 3, 51 Highland Avenue, RA-7 zone. Section D & C.

Applicant proposes to convert existing two car garage into a kitchenette for catering purposes. Applicant also seeks a variance for two accessory structures on a single lot.

Approval

Roll Call: (Voting Members) Ms. Kalaher, Ms. Ferrari, Mr. Williams, Mr. Loughman, Mr. Staudt,
Mr. Christensen, Mr. Woodford

8. BA-13-18 Robert & Lynn Vogel
Block 3103, Lot 15, 35 Alexandria Road, RA-15 zone. Section C.

Applicant proposes installation of an emergency generator creating a side yard setback of 17.2 feet where 20 is required and creating a combined side yard setback of 46.6 feet where 50 feet is required.

Approval

Roll Call: (Voting Members) Ms. Kalaher, Ms. Ferrari, Mr. Williams, Mr. Loughman, Mr. Staudt,
Mr. Christensen, Mr. Woodford

9. BA-11-18 William Houst
Block 3907, Lot 22, 36 Center Avenue, RA-11 zone Section C.

Applicant proposes a second story addition creating a side yard setback of 12 feet where 15 feet is required and a combined side yard setback of 32.5 feet where 40 feet is required.

Approval
Roll Call: (Voting Members) Ms. Kalaher, Ms. Ferrari, Mr. Williams, Mr. Loughman, Mr. Staudt,
Mr. Christensen, Mr. Woodford

Public Hearings

10. BA-06-18 Columbia Road Partners, LLC
Block 9003, Lot 10, 65 Columbia Road, OSGU zone, Section D.

Applicant proposes to amend the approval to install turf inside the air supported structure to utilize for team sports training in lieu of additional tennis.

11. BA-14-18 Sholom Hendel
Block 2901, Lot 1, 1 Sunderland Drive, RA-15 Zone, Section C.

Applicant proposes installation of a 5 foot solid fence in the front yard where 3.5 feet is required.

12. BA-15-18 Revived Residences, LLC
Block 1801, Lot 6, 3 Second Street, RA-15 zone, Section C.

Applicant proposes to construct a new house on the existing foundation creating a front yard of 9.2 feet where 50 feet is required and creating a side yard setback of 10.1 feet where 20 feet is required and creating a combine side yard setback of 25 feet where 50 feet is required.

13. **Other Matters**
- 2019 Calendar Review
 - Resolution for Joseph Fishinger, Traffic Engineer Consultant for 1 Whippany Road, LLC
 - Resolution for Joseph Fishinger, Traffic Engineer Consultant for Timbers, Inc. t/a The Madison Hotel
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: October 17, 2018 Revised 10-19-18

Distribution: Chairman and Members (9), Board Attorney, Township Engineer, Township Committee, Township Administrator, Township Attorney, Township Tax Assessor, Bulletin Board, Historic Preservation Committee