

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
NOVEMBER 26, 2018**

PLEASE TAKE NOTICE that the regular meeting of the Township of Morris Board of Adjustment will be held on Monday, November 26, 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 April 25, 2016, June 25, 2018 and July 23, 2018 regular meetings

Resolution

Consideration of the following resolutions thereby memorializing the action taken by the Board at the April 23, 2018 and October 22, 2018 meetings.

6. BA-02-18 122 Mt. Kemble, LLC
Block 10308, Lot 13, 241 Martin Luther King Avenue, RB-7 zone.

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 9.5 feet where 25 feet is required.

Denial

Roll Call: (Voting Members) Ms. Kalaher, Mr. Williams, Mr. Woodford,

7. 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.

Approval

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

8. 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 combined side yard setback of 25 feet where 50 feet is required.

Approval

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

Public Hearings

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

Continuation from the October 22, 2018 public hearing, applicant proposes to amend previous approval to install turf inside the air supported structure to utilize for team sports training in lieu of additional tennis courts.
9. BA-17-18 Timbers Inc. t/a The Madison Hotel
Block 8404, Lot 6, 1 Convent Road, OL-5 zone. Section D.

Applicant proposes a use variance to permit a 119 unit apartment building which is not a permitted use in the OL-5 Zone.
10. **Other Matters**
11. 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: November 20, 2018

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