



**TOWNSHIP OF MORRIS  
PLANNING BOARD  
REORGANIZATION AND REGULAR MEETING MINUTES  
JANUARY 12, 2026**

**Call To Order**

The reorganization and regular meeting of the Township of Morris Planning Board was called to order on Monday evening January 12, 2026, at 7:00 P.M. in the Municipal Building, 50 Woodland Avenue, Morris, Township of Morris, N.J.

**Statement Of Adequate Notice:** The Board Attorney issued the following statement:

I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Planning Board by preparing notice specifying the time, date, and place of this meeting, posting such notice on the bulletin board in the municipal building, filing said notice with the clerk of the Township of Morris, forwarding the notice to the Morris County Daily Record and the Morris News Bee, and forwarding by mail the said notice to all persons on the requested list.

**The Pledge Of Allegiance** was led by Mr. Steven Warner, esq., Board Attorney

**REORGANIZATION**

The Oath of Allegiance and Oath of Office was administered by Steven Warner, Board Attorney to the following re-appointed members:

Richard Bye  
Edward Benoit  
Jesse Flowers, Alt. 1

Roll Call of Planning Board Members and Professionals

**Members Present**

Mr. Joseph Alesso  
Mr. Jesse Flowers, Alternate #1  
Mr. William Barrett, Alternate #2  
Mr. William Ravitz, Township Committee  
Mr. Edward Benoit  
Mr. George Quillan  
Mr. Richard Bye

**Members Absent**

Ms. Linda Murphy  
Ms. Tanya Van Order  
Mr. Michael Nunn  
Ms. Donna Guariglia, Mayor

**Professionals Present**

Mr. Steven Warner, Board Attorney  
Mr. Joseph Vuich, Board Engineer  
Ms. Elizabeth Leheny, Board Planner  
Mr. Ryan Kurpat, Board Secretary

The Board Attorney asked for a nomination for Chairperson for the year 2026. On motion made by Mr. Ravitz, and seconded by Mr. Benoit, with no other nominations to be heard, a voice vote was taken to elect Mr. Bye as Chairperson and was unanimously carried.

Mr. Bye asked for nomination for Vice-Chairperson for the year 2026. On motion duly made by Mr. Bye, and seconded by Mr. Ravitz, with no other nominations to be heard, a voice vote was taken to elect Mr. Alesso as Vice-Chair, and unanimously carried.

Mr. Alesso made a motion, seconded by Mr. Quillan and unanimously carried, a **Resolution** regarding designation of Board Legal Counsel, attached hereto and by reference made part of the official minutes of this meeting, be adopted as circulated and placed on file in the office of the Planning Board.

Roll Call: Mr. Alesso. Mr. Flowers, Mr. Barrett, Mr. Ravitz, Mr. Benoit, Mr. Quillan, Mr. Bye

Mr. Alesso made a motion, seconded by Mr. Ravitz and unanimously carried, a **Resolution** regarding designation of Board Planning Consultant, attached hereto and by reference made part of the official minutes of this meeting, be adopted as circulated and placed on file in the office of the Planning Board.

Roll Call: Mr. Alesso. Mr. Flowers, Mr. Barrett, Mr. Ravitz, Mr. Benoit, Mr. Quillan, Mr. Bye

Mr. Benoit made a motion, seconded by Mr. Alesso and unanimously carried, a **Resolution** regarding designation of Board Engineering Consultant, attached hereto and by reference made part of the official minutes of this meeting, be adopted as circulated and placed on file in the office of the Planning Board.

Roll Call: Mr. Alesso. Mr. Flowers, Mr. Barrett, Mr. Ravitz, Mr. Benoit, Mr. Quillan, Mr. Bye

Mr. Alesso made a motion, seconded by Mr. Benoit and unanimously carried, a **Resolution** regarding designation of Traffic Consultant, attached hereto and by reference made part of the official minutes of this meeting, be adopted as circulated and placed on file in the office of the Planning Board.

Roll Call: Mr. Alesso. Mr. Flowers, Mr. Barrett, Mr. Ravitz, Mr. Benoit, Mr. Quillan, Mr. Bye

### **Professional Appointments for the year 2026**

Board Secretary – Mr. Ryan Kurpat

The following Members were appointed to the following Committees for the year 2026:

#### **Technical Coordinating Committee**

Steven Warner, Board Attorney  
Elizabeth Leheny, Planning Consultant  
Joseph Vuich, Township Engineer

On motion duly made by Mr. Alesso, and seconded by Mr. Quillan, a voice vote was taken and all eligible members were in favor of approving the Technical Coordinating Committee appointments.

#### **Subdivision-Site Inspection Committee**

Michael Nunn, Chair  
Joseph Alesso  
Richard Bye

**Street Naming Committee**

George Quillan  
Edward Benoit

**Legislative Committee**

William Ravitz  
Donna Guariglia

**Open Space Committee – Designee**

Jesse Flowers

Mr. Ravitz made a motion, seconded by Mr. Alesso, and unanimously carried the **Resolution** regarding the proposed meeting schedule, attached hereto and by reference made part of the official minutes of this meeting, be adopted as circulated and placed on file in the office of the Planning Board.

Roll Call: Mr. Alesso. Mr. Flowers, Mr. Barrett, Mr. Ravitz, Mr. Benoit, Mr. Quillan, Mr. Bye

Mr. Alesso made a motion, seconded by Mr. Quillan, and unanimously carried the **Resolution** regarding designation of the official newspapers, attached hereto and by reference made part of the official minutes of this meeting, be adopted as circulated and placed on file in the office of the Planning Board.

Roll Call: Mr. Alesso. Mr. Flowers, Mr. Barrett, Mr. Ravitz, Mr. Benoit, Mr. Quillan, Mr. Bye

**Regular Meeting**

**Public Hearings**

PB-10-25, Nielson Ford of Morristown Amended Site Plan/ Waiver  
Block 10201, Lots 5, 9, 11, & 12, 170 Ridgedale Avenue, I-21 Industrial zone.

Applicant proposes the reconstruction of pavement areas, pavement of an existing gravel area, new line striping, improved drainage, the addition of EV charging stations, installation of an ADA ramp and parking spaces, updated site lighting, and new curbs.

Proof of publication and affidavit of service filed and approved by the Board Attorney Mr. Warner. Mr. Warner then informed the Board that the applicants' attorney requested an adjournment until February 2, 2026 without further notice and grants the Board an extension of time for action until March 31, 2026. The Board agreed to carry the Application to the February 2, 2026 meeting without further notice.

PB-15-25, Morristown Motors, Inc. Amended Site Plan/ Variance  
Block 10104, Lots 6 & 7, 169 and 171 Ridgedale Avenue, I-21 Industrial zone.

Applicant proposes to amend the previously approved minor site plans by installing a 73 sq. ft. generator pad, a 25 sq. ft. electric vehicle charging pad, and a 5 sq. ft. transformer pad. The applicant also proposes to remove approximately 103 sq. ft. of impervious surface in the rear of lot 7 to accommodate the previously mentioned additions.

Proof of publication and affidavit of service filed and approved by the Board attorney.

Mr. Peter Wolfson, attorney for the applicant, entered his appearance and presented the application to the Board.

The following professionals sworn in by the Board attorney appeared to be heard.

- James Kaiser, Project Engineer
- John Hansen, Project Planner
- Jonathon Brower, Applicant Representative

The following exhibits were submitted during testimony.

- A-1 – Color Rendered Proposed Generator Placement Exhibit

#### **Summary of Testimony – James Kaiser**

Mr. Kaiser testified that the applicant is before the board to request approval for a natural gas generator on lot 6 to serve the Toyota building, their sales office, and showroom. Mr. Kaiser referenced Exhibit A-1 to describe the proposed layout of the site and placement of the generator.

The generator would be 3.5 feet from the side of the building to allow for maneuverability and servicing of the generator leaving about 4 feet from the generator to the property line.

Mr. Kaiser also testified that the applicant also owns the adjacent property that the subject property will be abutting. Along with the generator, a level 3 EV charger and associated pad is proposed, as well as a transformer and transformer pad. The project proposes a net zero impervious coverage, as the proposed impervious coverage from the pad of the generator and transformer will be mitigated by the removal of existing impervious coverage. Mr. Kaiser testified that the applicant found that this location was the most suitable for the generator; to keep it out of the front yard and allow access to the utility room. The new additions would be screened by evergreen trees and shamrock pink berry bushes.

#### **Summary of Testimony – John Hansen**

Mr. Hansen testified that the matter is a classic C1-type hardship case because of the location of the existing building, the location of the building to the property line, and the orientation of the building as you enter from the south side. The natural gas comes in off the street, the gas meter is right there, and the electric utility panels are right there, so this is really the spot where you need to put the transformer. It makes the most sense and the least disturbance.

Mr. Hansen further testified that the applicant went to the point of taking additional landscape measures with the green giant arborvitae and the pink berries as a two-level type of approach, so you get not only some buffering, but a little bit of screening as well. And that, in combination with the existing improvements, the fence that supports the retaining wall, that this is going to be screened very nicely with no substantial detriment the public good. The generator is estimated to run once a month for testing purposes and emergency uses.

#### **Summary of Testimony – Jonathon Brower**

Mr. Brower testified that the planned EV charging pad is not for public use, but that the lot has two existing EV chargers for public use.

The meeting was opened to the public for questions of the witnesses; no one appeared to be heard.

The public portion for questions closed at 7:38 p.m.

The meeting was opened to the public for comments; no one appeared to be heard.

The public portion closed at 7:38 p.m.

Mr. Alesso moved, seconded by Mr. Flowers that approval be granted to the application of Morristown Motors, Inc. thereby permitting the construction of a generator pad, an electric vehicle charging pad, and a transformer pad on Block 10104, Lot 6 with conditions stipulated and that the Board Attorney be authorized to prepare a formal resolution memorializing action taken by the Board, same to be presented for consideration at the February 2, 2026 Board meeting.

Roll Call (voting members)

Mr. Alesso	YES
Mr. Ravitz	YES
Mr. Benoit	YES
Mr. Quillan	YES
Mr. Flowers	YES
Mr. Bye	YES
Mr. Barrett	YES

**PB-14-25, Morris School District**  
Block 901, Lot 3, 10 Jane Way, OSGU zone.

Courtesy Review

Applicant proposes the installation of a 179,641 sq. ft. Synthetic Turf Multi-Use Field.

Proof of publication and affidavit of service filed and approved by the Board attorney. Mr. Warner also advised that the matter is a capital project courtesy review, and the Board's role is only recommendatory.

Mr. Martin Newmark, attorney for the applicant, entered his appearance and presented the application to the Board.

The following professionals sworn in by the Board attorney appeared to be heard.

- Anthony Gianforcaro, Project Engineer
- Smitty Horton, Athletic Director

The following exhibits were submitted during testimony.

- A-1 – A Colorized Aerial Photograph from Google Earth showing the existing condition of the property, dated January 12, 2025
- A-2 – Sheet 2.1 of the submitted engineering plan set, dated January 12, 2025
- A-2 – Dugout Installation Renderings, dated January 12, 2025
- A-3 – Daktronics Scoreboard MS-918 Product Specifications, dated January 12, 2025

**Summary of Testimony – Anthony Gianforcaro**

Mr. Gianforcaro testified as to the placement of the planned turf field in relation to the existing neighboring properties, Morris Township Recycling Center and the Frelinghuysen Middle School properties. Mr. Gianforcaro then drew attention to page 2.1 of the site plans provided to the Board in

support of the application to discuss the construction plan. The planned parking was discussed before turning to the 179,000 square foot turf location.

Mr. Gianforcaro next testified as to the makeup of the synthetic turf field; made to look like blades of grass with 12 inches of stone beneath. When it rains, the rain will percolate through the turf, and it'll go into the stone. There will be a series of underdrains underneath that that will slowly drain the field to an outflow structure. A 2-year storm will leave the site at 50% of what the 2-year storm leaves the site today. The 10-year storm will leave at 75%, and the 100-year storm will leave at 80% of what is leaving the site today in a grass state.

There will be a regulation baseball field with your standard 90-foot bases and on the east side, there is going to be a softball field. There will also be 8-foot fencing, dugouts for both the home and visiting teams, portable bleachers, a bullpen, and 2 Daktronics Scoreboards, one each for the baseball and softball fields. Mr. Gianforcaro stated that a synthetic turf field was preferred by the school district to avoid wet conditions during the baseball and softball seasons.

Upon questioning by the Board, Mr. Gianforcaro provided testimony regarding a planned trench drain system on the south side of the fields designed to collect crumb rubber and particulate matter that is not captured by the underlying stone beneath the field. The trench drain is to be cleaned out at least quarterly as part of the maintenance plan. The runoff water will be sent through a series of underground pipes which will travel to an outflow structure (weir) at the end.

A discussion was carried out among the Board and applicant professional regarding disturbances to the existing tree lines at the site. Mr. Gianforcaro testified that it is the school districts intent to disturb as little of tree line as possible. The tree line running along the planned softball field is planned to remain undisturbed.

The meeting was opened to the public for questions of the witness, and the following persons appeared to be heard:

- Victoria Barghout – 11 Mark Twain Drive – questioned the professional's awareness of pending New Jersey Bill S-3783 and the applicant's plan to capture released microplastics
- Brian Goss – 63 Frederick Place, representing the Estate of Joseph Ward – 15 Elder Drive – questioned the professional regarding runoff and the impact on the local water table and wildlife as well as plans to mitigate/prevent attendee traffic on Elder Drive.
- Mary McCready – 11 Elder Drive – also questioned the professional's plan to address a potential parking crisis on Elder Dr.
- Gisela Harpell – 19 Elder Drive – questioned the testifying professional regarding the specific makeup of the synthetic turf.
- Kathleen Hourihan – 8 Sherman Place – asked questions regarding the 2-inch hole at the bottom of the weir structure and what materials could be funneled through it.
- Kareem Solomon – 11 East Cove Lane – sought further elaboration from the professional regarding the runoff rate for the existing conditions versus post construction of the planned turf field.

The public portion for questions closed at 8:53 p.m.

The meeting was opened to the public for comments regarding Mr. Gianforcaro's testimony, with no one opting to comment.

The public portion

**Summary of Testimony – Smitty Horton**

Mr. Horton testified as to how the field is going to be used, when the field is going to be used, and by whom the field is going to be used. The turf field is primarily going to be used by four varsity teams, the boys' and girls' soccer teams in the fall, the boys' baseball team in the spring, and the girls' softball team also in the spring. The fields will be used for practices and games for the prementioned high school teams. The current hours of use are Monday through Friday, 2.30 to 7 p.m., Saturdays, 8 a.m. to 5 p.m. Sundays, the field can be used by the recreation departments as they are currently being used. The middle school physical education classes will use the field daily while school is in session from 8 a.m. to 2.30 p.m. The middle school teams will have the ability to use these fields for championship games, or, when the high school teams are away. During the summer, June and July, the field will be used by our summer camp at Frelinghuysen Middle School, Monday through Friday.

Mr. Horton went on to say that the soccer teams are currently renting space at Central Park as they have for the past 10 years. The junior varsity baseball team does not currently have its own field.

Upon questioning from the Board, Mr. Horton stated that the athletic department may may put a portable system in for game situations, not to be used during practice.

The meeting was opened to the public for questions of the witness, and the following persons appeared to be heard:

- Gisela Harpell – 19 Elder Drive – commented that she observed that the two fields west of the planned construction are not being utilized. She asked why those fields could not be renovated in lieu of the planned fields.

The public portion for questions closed at 9:05 p.m.

The meeting was opened to the public for comments regarding Mr. Horton's testimony, and the following persons appeared to be heard:

- Victoria Barghout – 11 Mark Twain Drive – shared concerns from the Morris Township Environmental Commission about the health of the community, especially the children, as well as the environment. She also discussed pending NJ Bill 3783 which would prohibit school districts and state departments and agencies in New Jersey from purchasing, installing, or using artificial turf for new or existing fields due to potential health and environmental hazards associated with synthetic turf, including harmful chemicals such as carcinogens, neurotoxins, and endocrine disruptors, as well as microplastics and PFAS.

Ms. Barghout also discussed ACL injuries and sprains associated with turf fields.

- Gisela Harpell – 19 Elder Drive – Ms. Harpell shared several concerns. She first discussed the profound affect the new construction would have on the local wild life population. She also discussed the harm to the environment due to the use of plastics. She then discussed the detriment the new construction will have on parking on Elder Drive when the fields are being using for games.

- Mary McCready – 11 Elder Drive – shared concerns regarding the extreme impact past soccer games had on Elder Drive due to attendees parking on both sides of the narrow street. This too impacted the ability of emergency vehicles to access Elder Drive during games.
- Kathleen Hourihan – 8 Sherman Place – made comments regarding the weir that is in the outfall structure being designed to stall the water runoff, with the previously mentioned 2-inch hole at the bottom, allowing whatever particles are going to be coming out of the turf field system to enter the local ecosystem.

The public portion for comments regarding Mr. Horton’s testimony closed at 9:20 p.m.

Mr. Quillan moved, seconded by Mr. Ravitz that that the Board Attorney be authorized to prepare a formal resolution memorializing general recommendations to the New Jersey Department of Education asking for careful consideration of any current studies regarding the trade-offs between artificial turf and grass, any pending legislation regarding synthetic turf fields, opportunities for improving the natural screening of the new construction, and compliance with the Morris Township tree ordinance. The Board also determined that the resolution of recommendations includes an effort to work with the Township to develop additional on-site parking, or otherwise implement a parent-student education program to deal with possible negative impact on the traffic situation on Elder Drive. A third recommendation directed that if sound systems are to be used, even on a temporary basis, to make sure that those speakers are pointed away from the residences. Same to be presented for consideration at the February 2, 2026 Board meeting.

Roll Call (voting members)

Mr. Alesso	YES
Mr. Ravitz	YES
Mr. Benoit	YES
Mr. Quillan	YES
Mr. Flowers	YES
Mr. Bye	YES
Mr. Barrett	YES

**Other Matters**

Legislative Committee Report

Mr. Ravitz informed the Board that the Cannabis Advisory Board received two Cannabis License applications which are scheduled to be reviewed in February.

**Closed Session** (if any)

Whereas the Planning Board is subject to certain requirements of the Open Public Meetings Act, NJSA 104-6 at SEC, and whereas the Open Public Meetings Act provides that an executive session not open to the public may be held for certain specified purposes when authorized by resolution. Chairman Bye introduced a resolution to enter into a closed session to discuss matters relating to the pending litigation below.

- Fourth Round Housing Element and Fair Share Plan, DOCKET # MRS- L-270-25
- Save Ketch Road v. Morris Township Planning Board, Morris Ketch Road, LLC, XYZ Govt Entity 1-10, ABC Entity 1-10, John Does 1-10, DOCKET # MRS-L-2279-25

## Adjournment

With no further business for consideration by the Township of Morris Planning Board during the regular session, Mr. Alesso made a motion, seconded by Mr. Benoit to close the regular session and move into a closed session at the conclusion of which the meeting shall be adjourned. The motion was unanimously carried and the regular meeting was closed at 9:30 p.m.

Roll Call: Mr. Alesso, Mr. Flowers, Mr. Barrett, Mr. Ravitz, Mr. Benoit, Mr. Quillan, Mr. Bye

Respectfully submitted,

A handwritten signature in black ink that reads "Ryan Kurpat". The signature is written in a cursive, flowing style.

Ryan Kurpat, Secretary  
Township of Morris Planning Board  
Approved: February 2, 2026



**TOWNSHIP OF MORRIS  
PLANNING BOARD  
CLOSED SESSION MEETING MINUTES  
JANUARY 12, 2026**

Call to Order

The **CLOSED SESSION** of the Township of Morris Planning Board was called to order on Monday evening January 12, 2026, at 9:39 P.M. in the Municipal Building, 50 Woodland Avenue, Morris, Township of Morris, N.J.

**Roll Call of Planning Board Members and Professionals**

Members Present

Mr. Joseph Alesso  
Mr. Jesse Flowers, Alternate #1  
Mr. William Barrett, Alternate #2  
Mr. William Ravitz, Township Committee  
Mr. Edward Benoit  
Mr. George Quillan  
Mr. Richard Bye

Members Absent

Ms. Linda Murphy  
Ms. Tanya Van Order  
Mr. Michael Nunn  
Ms. Donna Guariglia, Mayor

Professionals Present

Mr. Steven Warner, Board Attorney  
Mr. Joseph Vuich, Board Engineer  
Ms. Elizabeth Leheny, Board Planner  
Mr. Ryan Kurpat, Board Secretary

**Closed Session**

On a motion duly made, seconded, and unanimously carried, the following resolution authorizing a closed session was adopted:

**WHEREAS**, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist;  
and

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Morris, County of Morris, State of New Jersey, as follows:

1. The public shall be excluded from the discussion of the hereinafter specified subject matters.
2. The general nature of the subject matters to be discussed is as follows: Pending Litigation
  - Fourth Round Housing Element and Fair Share Plan, DOCKET # MRS- L-270-25
  - Save Ketch Road v. Morris Township Planning Board, Morris Ketch Road, LLC, XYZ Govt Entity 1-10, ABC Entity 1-10, John Does 1-10, DOCKET # MRS-L-2279-25
3. It is anticipated that the above stated subject matters discussed in closed session may be disclosed to the public upon determination of the Board that the public interest will no longer be served by such confidentiality.
4. This Resolution shall take effect immediately.

With no further business for consideration by the Township of Morris Planning Board during closed session, on motion duly made, seconded, and unanimously carried, the regular meeting was called back to order at 10:14 P.M. and adjourned.

Respectfully submitted,

A handwritten signature in black ink that reads "Ryan Kurpat". The signature is written in a cursive, flowing style.

Ryan Kurpat, Secretary  
Township of Morris Planning Board  
Approved: February 2, 2026