



**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
FEBRUARY 2, 2026**

CALL TO ORDER

The regular meeting of the Township of Morris Planning Board was called to order on Monday evening February 2, 2026, at 7:00 P.M. in the Municipal Building, 50 Woodland Avenue, Morris, Township of Morris, N.J.

STATEMENT OF ADEQUATE NOTICE: Board Chairman Richard Bye issued the following statement of Adequate Notice:

This meeting is being held in accordance with the Open Public Meetings Act and adequate notice of this meeting has been provided as required by law. Specifically, notice of this meeting was emailed to the Daily Record and Morris NewsBee on January 13, 2026 and posted on the Township of Morris website. The Agenda and Resolutions for the meeting are available on www.morristwp.com under "Agenda Center." Certain portions of this meeting may be closed to the public for the purpose of personnel and/or other matters as outlined in the "Sunshine Law." Notice to members of the Planning Board and Township staff: Any use of electronic devices during this meeting shall be used solely for the purposes of Township business and any communications are subject to the Open Public Records Act.

THE PLEDGE OF ALLEGIANCE was led by Chairman Richard Bye.

ATTENDANCE

Board Members Present

Donna J Guariglia, Mayor
William Ravitz, Committee Member
Richard Bye
Tanya Van Order
Linda Murphy
Michael Nunn
Edward Benoit
George Quillan
Jesse Flowers, Alt. 1
William Barrett, Alt. 2

Board Members Absent

Joseph Alleso

Professionals Present

Steven Warner, Esq., Board Planner
Elizabeth Leheny, Board Planner
Joseph Vuich, Board Engineer
Ryan Kurpat, Secretary

APPROVAL OF MINUTES

Chairman Bye presented for approval the following meeting minutes:

- January 12, 2026 Regular Meeting

A motion to approve the minutes of the January 12, 2026 meeting with revisions to correct attendance was duly made by Mr. Nunn, seconded by Mr. Ravitz, and carried by the vote hereinafter indicated:

Roll Call

Member	Aye	Nay	Abstain/ Ineligible	Absent
Chairman Bye	X			
Vice-Chair Alesso				X
Ms. Guariglia			X	
Mr. Nunn			X	
Mr. Ravitz	X			
Ms. Murphy			X	
Mr. Quillan	X			
Ms. Van Order			X	
Mr. Benoit	X			
Mr. Flowers	X			
Mr. Barrett	X			

RESOLUTIONS

Consideration of the following resolutions thereby memorializing the action taken by the Board at the January 12, 2026 meeting:

PB-14-25, Morris School District

Courtesy Review

Block 901, Lot 3, 10 Jane Way, OSGU zone.

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

Mr. Quillan moved, seconded by Mr. Benoit and roll call as indicated that Resolution of Approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted, memorializing the action taken by the Planning Board at the January 12, 2026 meeting.

Roll Call

Member	Aye	Nay	Abstain/ Ineligible	Absent
Chairman Bye	X			
Vice-Chair Alesso				X
Ms. Guariglia			X	
Mr. Nunn			X	
Mr. Ravitz	X			
Ms. Murphy			X	
Mr. Quillan	X			
Ms. Van Order			X	
Mr. Benoit	X			
Mr. Flowers	X			
Mr. Barrett	X			

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.

Mr. Benoit moved, seconded by Mr. Ravitz and roll call as indicated that Resolution of Approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted, memorializing the action taken by the Planning Board at the January 12, 2026 meeting.

Roll Call

Member	Aye	Nay	Abstain/ Ineligible	Absent
Chairman Bye	X			
Vice-Chair Alesso				X
Ms. Guariglia			X	
Mr. Nunn			X	
Mr. Ravitz	X			
Ms. Murphy			X	
Mr. Quillan	X			
Ms. Van Order			X	
Mr. Benoit	X			
Mr. Flowers	X			
Mr. Barrett	X			

Public Hearings

PB-08-25, Mark & Lynn Piccolo
 Block 3501, Lot 6, 35 Schoolhouse Lane, RA-130 zone.

Minor Subdivision/Variance

Continuation from the October 20, 2025 and December 1, 2025 public hearings; applicant proposes a minor subdivision to create one additional lot. The applicant will also seek a variance for the lot area.

Mr. Warner informed the Board that the applicant's attorney requested an adjournment until March 19, 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 March 19, 2026 meeting without further notice.

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

Amended Site Plan/ Waiver

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.

Mr. Warner informed the Board that the applicant's attorney requested an adjournment until March 19, 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 March 19, 2026 meeting without further notice.

PB-16-25, Morris County Sheriff's Dept
 Block 1901, Lot 1, 540 W. Hanover Avenue, OS-GU zone.

Courtesy Review

Applicant proposes the construction of a new K-9 facility with associated dog runs, parking, lighting, and related improvements.

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

Christopher Vitz, Esq., attorney for the applicant entered his appearance and presented the application to the Board.

The following professionals appeared to be heard.

- Christopher Nusser – Project Engineer
- Susan DeHart – Project Planner

The following exhibits were submitted during testimony.

- A-1 – Site Plan Exhibit dated January 20, 2026.

Summary of Testimony – Christopher Nusser

Mr. Nusser testified as to the change in placement of the new proposed facility in relation to the existing placement of the K-9 facility. Mr. Nusser went on to provide the specific distances of the neighboring properties to establish lines of sight and mitigation of any possible noise issues. Mr. Nusser stated that the intention is to relocate the facility 200 or 250 feet down hill with modernized improvements.

Further testimony was provided by Mr. Nusser to establish that the average dog bark is 80 to 90 decibels, but with distance and other mitigating factors such as an all-weather sound attenuating blanket on the fencing around the onsite kennels, the decibels are reduced to compliant levels for either day time or night time use.

The Board questioned Mr. Nusser regarding the number of dogs anticipated onsite and at what times. Mr. Nusser informed the Board that the plans call for 14 kennels which are to be used during the day. Mr. Nusser also stated that the dogs will reside at the trainers' homes at night and will rarely be kept at the facility overnight.

Mr. Nusser testified that the conditions of the property provide a lot of sight line mitigation due to higher elevation than the neighboring properties as well as natural tree buffering. Mr. Nusser then discussed grading plans and installing curbing to address any stormwater runoff issues.

At 7:38 p.m. Chairman Bye opened the hearing to the public for questions directed to Mr. Nusser, of which there were none.

Summary of Testimony – Susan DeHart

Ms. DeHart testified as to the intended construction materials for the project. The facility is to be a pre-engineered metal building. The walls are insulated metal panels with a standing seam metal roof. Ms. DeHart continued that the planned building is split between a staff use and the canine facility, with the canine facility having 14 indoor-outdoor kennels. An 8 foot privacy fence will go around the entire rear of the building providing a secure area.

At 7:42 p.m. Chairman Bye opened the hearing to the public for questions directed to Ms. DeHart, of which there were none.

Board Planning Consultant Elizabeth Leheny stated that in her opinion the project is consistent with the OSGU zone for government use and with the master plan.

The public portion closed at 7:46 p.m.

Ms. Murphy moved, seconded by Mr. Flowers that the Board Attorney be authorized to prepare a formal resolution memorializing approval of the application as presented, same to be brought to the Board for consideration at the March 2, 2026 meeting of the Board.

Roll Call

Member	Aye	Nay	Abstain/ Ineligible	Absent
Chairman Bye	X			
Vice-Chair Alesso				X
Ms. Guariglia	X			
Mr. Nunn	X			
Mr. Ravitz	X			
Ms. Murphy	X			
Mr. Quillan	X			
Ms. Van Order	X			
Mr. Benoit	X			
Mr. Flowers	X			
Mr. Barrett			X	

Other Matters

None

Closed Session (if any)

None

Adjournment

With no further business for consideration by the Township of Morris Planning Board during the regular session, Mr. Flowers made a motion, seconded by Ms. Guariglia to close the regular session. The motion was unanimously carried and the regular meeting was closed at 7:45 p.m.

Respectfully submitted,



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