

**TOWNSHIP OF MORRIS**  
**BOARD OF ADJUSTMENT**

**APPLICATION FOR HEARING**

**EXPERT TESTIMONY PROPOSED**

- PLANNER
- ENGINEER
- TRAFFIC CONSULTANT
- REAL ESTATE AGENT
- OTHER (Please specify) \_\_\_\_\_

APPLICANT NAME \_\_\_\_\_  
PROPERTY IN QUESTION ADDRESS \_\_\_\_\_  
BLOCK (S) \_\_\_\_\_ LOT (S) \_\_\_\_\_ ZONE \_\_\_\_\_  
PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_ EMAIL \_\_\_\_\_

1. An application is hereby made for hearing and action by the Board of Adjustment pursuant to:

- R.S. – 40:55D-70 (a) Appeals from the determination of an Administrative Officer.
  - R.S. – 40:55D-70 (b) Interpretation of the Zoning Map or Special Question.
  - R.S. – 40:55D-70 (c) Bulk, Area & Yard Variance
  - R.S. – 40:55D-70 (d) Use Variance
  - R.S. – 40:55D-70 (d) 76-1 Buildings in bed of mapped street, drainage way or flood basin.
  - R.S. – 40:55D-70 (d) 36 Building adjacent to an unimproved street.
- Other \_\_\_\_\_

**\*Note: all “D” Variances must provide a Certified Shorthand Reporter.**

So as to permit (explain) **Modifications and improvements to existing garden center and related structures located thereon. Applicant also proposes development of secondary, principal uses on site, specifically (i) utilizing a 1.5 story structure as event space for scheduled functions (see addendum), near the northern side of the property, along with (ii) a separate structure, also near the northern side of the site to be utilized as a coffee shop with accessory patio seating area (see addendum for operational details). The garden center, its related outdoor storage areas, greenhouses and structures will continue to operate similar to existing conditions, subject to varied site improvements as noted on the filed plans.**

2. Check one whichever is applicable:

- This application is based on the decision rendered by the Zoning/Administrative Officer dated \_\_\_\_\_ and attached to this application.
- This is an original application for development and not an appeal from the Administrative Officer.

3. Relief is requested from Section (s) **Schedule 3 & Section 95-13** of the Zoning Ordinance.

4. The applicant asserts that the reasons for the Board to grant the relief requested and the specific facts upon which the reasons are based are: **Planning Testimony to be provided during course of public hearing in support of relief pursuant to N.J.S.A. 40:55D-70d and N.J.S.A. 40:55D-70c.**

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5. The specific facts which show the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance. **See No. 4, above.**

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6. There (has) (**has not**) been previous application to the Board of Adjustment involving the premises in question. If so, the date, character of request and dispositions were: **N/A**

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**DESCRIPTION OF THE PROPOSED STRUCTURE OR USE**

7. Premises affected is known as Lot (s) \_\_\_\_\_, Block (s) \_\_\_\_\_  
on the Tax Map and located at \_\_\_\_\_

Applicant name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

Email \_\_\_\_\_

Owner of Property in question \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

Email \_\_\_\_\_

**\*Consent of owner submitted on separate sheet?  YES  NO**

Please complete **all** of the following information to complete your application.

Zoning Designation	
Proposed structure or use	
Last previous occupancy? (Residential/Commercial)	
Are there municipal water and sewerage systems?	
Date of acquisition/purchase of property	
Date property was purchased	
Does applicant or owner own or have under contract to purchase any adjoining lands? If so, set forth lot (s) and block (s):	
<b>DIMENSIONS OF LOT (ft.)</b>	
Size of lot (square ft.)	108,110
Front Width	100'
Average Width	100'
Average Depth	694'
<b>YARD DIMENSIONS (SETBACKS)</b>	
Prevailing front yard setbacks of adjoining lots within block	Varies
Existing: Front yard depth (ft.)	204' / <1'
Proposed: Front yard depth (ft.)	No change
Existing: Rear yard depth (ft)	282'
Proposed: Rear yard depth (ft)	276'
Existing: Side yard widths ___ - ___ & ___ 7.3' ___ ft.	7.3' ft. combined
Proposed: Side yard widths ___ - ___ & ___ 11' ___ ft.	11' ft. combined
<b>CORNER LOTS ONLY (next question)</b>	
Existing: Side yard width abutting a side street on a corner lot (ft.)	7.3'
Proposed: Existing: Side yard width abutting a side street on a corner lot (ft.)	11'
<b>SIZE OF STRUCTURE</b>	*multiple / varies - refer to filed plans
Front (width) (ft.)	*
Depth (ft.)	*
Percentage of lot occupied by buildings	*
Height of building _____ stories and ft.	*

8. This application (**is**) \_\_\_\_\_ (is not) accompanied by a separate application for subdivision \_\_\_\_; **site plan**; conditional use \_\_\_\_ approval. *\*If you have checked "is" the appropriate checklist must accompany your application.*

9. Attached are the following:

**Note: One (1) original copy of the following documents shall be submitted with the original application for development:**

- Original signed and sealed survey showing the proposed location of the structure requiring a variance.
- BOA Checklist
- Owner's consent for filing application (where applicable)
- Developers Escrow Agreement
- Site Inspection Consent
- Retention of applicant exhibits
- Certification that Taxes are Paid
- List of Property Owners within 200 ft.
- Letter of Denial from Zoning Officer (including plan or survey denied by Z.O.)
- Plans – clearly indicate existing buildings and proposed buildings and or additions with accurate front, side and rear yard dimensions. Note that if the property in question is a corner lot, two (2) front yard setbacks shall be observed.

**Original and Eleven (11) copies (12 copies for a D Variance) (put together in individual packets) of the following shall be submitted with a complete application for development.**

- Completed application
- Letter of Denial from Zoning Officer (including plan or survey denied by Z.O.)
- Plans – clearly indicate existing buildings and proposed buildings and or additions with accurate front, side and rear yard dimensions. Note that if the property in question is a corner lot, two (2) front yard setbacks shall be observed.
- Copy of area map
- Site inspection consent form
- Retention of applicant exhibits
- Any supporting documentation (including architectural drawings, photographs, brochures, etc.)

The undersigned applicant or agent for the applicant certifies that the application has been reviewed and the contents thereof are true to the best of his or her knowledge.

Date \_\_\_\_\_

Lawrence A. Calli, Esq.  
Signature of Applicant, Attorney or Agent  
for Applicant (**Please print name below**)

\_\_\_\_\_

Our concept integrates a garden center, florist, gift/home décor store, coffee bar and event venue, designed to serve both retail and community experience functions. The goal is not simply to sell plants or merchandise, but to create a year-round destination that brings people together for workshops, seasonal events, dining, and gatherings. This model is increasingly common in the industry and has proven to be both economically viable and valuable to the communities in which they operate.

I have included some examples of businesses across New Jersey and Pennsylvania that successfully operate with similar hybrid models:

- **The Black Shed (Stockton, NJ)** – A curated garden center and café with rotating workshops and community programming.
- **La Serra Gardens (Totowa, NJ)** – A boutique-style garden shop and coffee bar with a strong local following.
- **The Herbarium at Bear Creek (Howell, NJ)** – A garden center and café set on a working farm, frequently hosting family-friendly events and classes.
- **Terrain (Glen Mills & Doylestown, PA)** – A nationally recognized lifestyle destination combining a nursery, farm-to-table restaurant, and event

Each of these businesses demonstrates how thoughtful integration of retail + food + events supports local commerce and enhances community engagement. They serve as clear precedent that this model is not only viable but increasingly in demand.

Our proposed project is carefully designed to reflect this evolution in garden center retail. We are confident that by drawing from these successful examples—and continuing to prioritize thoughtful planning, traffic flow, and community integration—we will create a business that contributes meaningfully to the fabric of Morris Township.

*Garden Center Magazine*—the leading publication in the industry—reinforce this evolving retail concept, highlighting how garden centers across the country are intentionally evolving into experiential spaces that serve as third places in their communities, offering wellness, education, and local connection in addition to traditional retail. These sources support our vision and reflect a broader trend in how modern garden centers operate. We are confident that by drawing from these successful examples—and continuing to prioritize thoughtful planning, traffic flow, and community integration—we will create a business that contributes meaningfully to the fabric of Morris Township.