

Planning & Real Estate Consultants

## TCC REPORT

To: Morris Township Zoning Board of Adjustment  
From: Paul A. Phillips, P.P., AICP  
Re: **TCC Meeting Summary – March 6, 2025**  
Date: March 11, 2025

In attendance: Rich Oller, Esq., Dave Hansen, P.E., and Paul A. Phillips, P.P., AICP.

On Thursday, March 6, 2025, the TCC met with the following applicant to review its development plans:

- **383 South Street LLC – 383 South Street/Block 7307, Lots 2 and 8/RA-15 Zone**

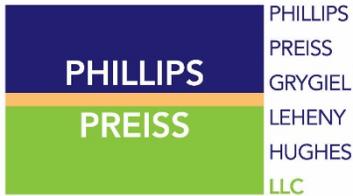
This application is for “d” variance approval, together with related bulk variance relief (including for parking and fence height in the front yard) in connection with a proposal to redevelop/adaptively re-use the former garden center located at 383 South Street between Pear Street and Whitney Avenue. In that regard, the new owner has been in the process of demolishing certain buildings on-site and renovating others. The property is zoned RA-15, which does not allow for garden center related uses. In addition to a garden center with greenhouse and storage areas, the applicant proposes to utilize portions of the building space for events/functions as well as a coffee shop with associated patio seating. It was represented by the applicant that no food preparation would be undertaken on-site in connection with any scheduled events. A total of 82 off-street parking spaces are also being provided, together with new lighting and landscape plantings. The applicant also expressed a willingness to improve Pear Street as part of the project.

In consideration of the application, the TCC reviewed the following:

- Preliminary and Final Major Site Plan – 383 South Street, prepared by Stewart Surveying and Engineering, LLC, dated 1/31/25.
- Architectural Design/Construction Plans and Renderings for On-Site Buildings – 383 South Street, prepared by JoSo Studio, dated 2/4/25.

The TCC makes the following review comments and requests the following information/documentation from the applicant:

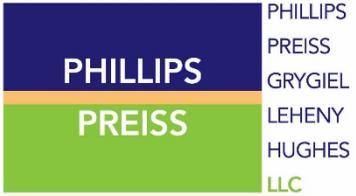
- 1) The TCC advised the applicant that it should provide documentation regarding comparable garden center event venues/café space operations in the region, including Terrain in Pennsylvania and Black Shed in Stockton, New Jersey.
- 2) The TCC advised the applicant to determine the extent of wetlands (and any impacts on the property) associated with the tributary located immediately west of the premises.



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- 3) The TCC advised the applicant that the parking calculations provided in the plan set do not accurately correspond with the architectural square footages provided.
- 4) The TCC advised the applicant that notwithstanding its breakdown of the parking requirements per the use groups established in the Zoning Ordinance, a detailed parking study would have to be provided taking into account the mix of uses (e.g., event space, coffee shop, and garden center) and the overall peak demand expected.
- 5) The TCC advised the applicant that the existing/proposed freestanding sign was located within the right-of-way of South Street and that the County would have jurisdiction over same.
- 6) The TCC advised the applicant that the proposed loading area could only be accessed from on-site parking spaces (which was not ideal). Also, the applicant was asked to show that delivery vehicles, including tractor trailers, could properly turn around within the property.
- 7) The TCC advised the applicant that it would need to consider limits on hours of operation given the fact that there are adjacent residential homes.
- 8) The TCC advised the applicant to provide more detailed/informative labeling on the various architectural plans for on-site buildings.
- 9) The TCC advised the applicant to prepare a chart outlining all of the bulk variance relief sought.
- 10) The TCC advised the applicant to provide for a refuse/trash area enclosure on the site and provide a detail for same.
- 11) The TCC advised the applicant to correct the zoning table to reflect the fact that the property has multiple front yards.
- 12) The TCC advised the applicant that it would need to provide a grading plan and tree removal and replacement plan.
- 13) The TCC advised the applicant to re-check the impervious coverage calculations provided (existing and proposed).
- 14) The TCC advised the applicant that it would further consider the question of whether the relief sought was either a d(1) or d(2) use variance and discuss same at the next TCC meeting.

The TCC informed the applicant that it would have to return upon addressing the various items outlined above.



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For the TCC Members

Paul A. Phillips, P.P., AICP

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