

Planning & Real Estate Consultants

TCC REPORT

To: Morris Township Zoning Board of Adjustment
From: Kate Keller, P.P., AICP
Re: **TCC Meeting Summary – May 15, 2025**
Date: May 23, 2025

In attendance: Rich Oller, Esq., Joseph Vuich, P.E., and Kate Keller, P.P., AICP.

On Thursday, May 15, 2025, the TCC met with the following applicant to review its revised development plans:

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

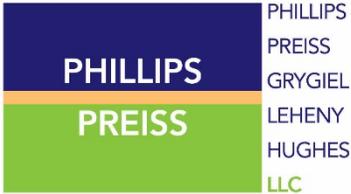
The TCC previously met with the applicant on March 6, 2025. This application is for “d” variance approval, together with related bulk variance relief in connection with a proposal to redevelop/adaptively re-use the former garden center located at 383 South Street between Pear Street and Whitney Avenue. 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 a garden center or the related uses that are now proposed by the applicant. In addition to a garden center with greenhouse and storage areas, the applicant proposes to utilize portions of the building space for small events/functions as well as a coffee stand with associated some 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 and revised through 4/17/2025
- Architectural Design/Construction Plans and Renderings for On-Site Buildings – 383 South Street, prepared by JoSo Studio, dated 2/4/25 and revised through 4/11/2025

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

- 1) In response to prior TCC comments, the applicant has provided documentation regarding garden center event venues/café space operations in the region, to be reviewed by Board and its professionals. The applicant should be prepared



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to provide additional testimony as to the specifications of the use at the public hearing.

- 2) In response to prior TCC comments, the applicant has provided updated parking calculations indicating that a parking variance is no longer required because a portion of the seating associated with the coffee shop has been removed. The TCC takes no issue with the revised calculations. The applicant agreed to provide a parking statement as part of its traffic impact report that takes into account the mix of uses (e.g., event space, coffee shop, and garden center) and the overall peak demand expected.
- 3) 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.
- 4) The TCC advised the applicant that the proposed loading area could only be accessed from on-site parking spaces. In response to TCC comments, the applicant has agreed to add signage demarcating loading and delivery spaces and has indicated that such loading and delivery would occur during off-peak times.
- 5) 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. The applicant shall provide a written statement of operations, including hours and proposed limitations, to the Board.
- 6) The TCC advised the applicant to correct the zoning table to eliminate typographical errors.
- 7) The TCC advised the applicant that “d(1)” use variance would be required to permit the proposed use. Testimony shall be provided at the Board of Adjustment hearing.

The TCC deemed the application **conditionally complete** subject to the provision of the above-referenced material prior to the hearing before the Board of Adjustment.

For the TCC Members

Kate Keller, P.P., AICP

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