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MAY 22 2025

TOWNSHIP OF MORRIS
PLANNING BOARD APPLICATION

P.O. BOX 7603, 50 WOODLAND AVENUE, CONVENT STATION, NJ 07961-7603
PHONE # 973-326-7215 FAX #973-605-8363

MORRIS TOWNSHIP
ENGINEERING DEPARTMENT

The Technical Committee (TCC) meets the first and third Thursday of each month. The Planning Board meets the first and third Monday of each month. An application must be received (2) weeks prior to a TCC meeting for scheduling. Once the TCC has deemed the application complete and ready for consideration by the Board, a public hearing will be scheduled through the Board secretary.

File **original** and **fifteen copies** of application form with **required application and escrow fees**. **All applications** (except final major subdivision), shall be accompanied by **sixteen copies** of **Plat Plan** showing complete subdivision/ site plan, adjacent properties, key map and all other requirements in accordance with the land development (chapter 57) and zoning (chapter 95) ordinances of the Township of Morris. The **Planning Board** meets the **first** and **third** Monday of every month. **Filing is required three weeks prior** to the meeting.

CHECK TYPE (S) OF APPLICATION (check all that apply):

- MINOR SUBDIVISION
- MAJOR SUBDIVISION / PRELIMINARY
- MAJOR SUBDIVISION / FINAL
- SITE PLAN/ AMENDED SITE PLAN
- CONDITIONAL USE
- SITE PLAN WAIVER
- CONCEPT REVIEW (TCC)
- "C" VARIANCE (s) 2 (#)
- EXCEPTIONS (aka Waiver) (s) _____ (#)
- "D" (USE) VARIANCE
- OTHER (Please Specify) _____

1. APPLICANT (S) INFORMATION:

NAME Mark Piccolo & Lynn M. Piccolo
PHONE # c/o Prime Tuvel & Miceli 201-883.1010 FAX _____ EMAIL nancy@primelaw.com
ADDRESS 35 Schoolhouse Lane Morris Twp. , 07960

Please check one: OWNER or Purchaser under contract

** If not owner, attach separate sheet giving owners consent to file application**

IF APPLICANT IS NOT THE OWNER, PLEASE PROVIDE THE FOLLOWING INFORMATION:

OWNER'S NAME Applicant is Owner PHONE # _____
ADDRESS _____

HAS THE OWNER OF THE PROPERTY IN QUESTION SIGNED THEIR CONSENT ON THE PLANS BEING SUBMITTED?
YES NO IF NO, A NOTARIZED AFFIDAVIT OF OWNER'S CONSENT **MUST BE ATTACHED.**

2. PROPERTY/TRACT INFORMATION:

BLOCK(S) 3501 LOT(S) 6 NAME OF PROPERTY/TRACT (IF ANY) _____
STREET ADDRESS 35 Schoolhouse Lane, Morris Twp. , NJ 07960
ZONING DESIGNATION RA 130 AREA OF PROPERTY/TRACT (acreage or square feet) 196,935 sf/ 4.5 A
PORTION OF LOT BEING UTILIZED (percentage) 2 lot minor subdivision

3a. VARIANCES REQUESTED Yes (YES or NO) 3b. WAIVERS REQUESTED _____ (YES or NO)

IF VARIANCES AND/OR WAIVERS ARE REQUESTED, PLEASE STATE DETAILS (including specific ordinance section (s) from which relief is being sought) See Addendum Attached, "3a. List of Variances"

4. DEVELOPMENT PLANS - BRIEF EXPLANATION: See Addendum Attached "4. Project Summary"

Major or Minor Subdivision, Provide the following: NUMBER OF PROPOSED LOTS 2

NUMBER OF PROPOSED UNITS: MARKET 2 MODERATE 0 LOW 0 TOTAL 2

ATTACHING ADDITIONAL SHEETS, IF NECESSARY, TO THE APPLICATION? YES NO

5. OTHER (Please Explain) Proposed minor subdivison of one, 4.5 A SF Lot into two, 2+ A SF lots in the RA-130 Zone

6. PERSONS OR FIRM PREPARING PLANS: Kiersten Osterkorn PE, PLS, PP, Omland & Osterkorn, Inc.

ADDRESS 22 Madison Heights, Wycoff, NJ 07481 TELEPHONE NO. 973.647-7820

FAX NO. _____ EMAIL kosterkorn@o-o-inc.com

7. ATTORNEY NAME Nancy A. Lottinville, Esq. / Jason R. Tuvel, Esq., Prime Tuvel & Miceli

ADDRESS 1 University Plaza Drive, Suite 500, Hackensack, NJ 07601 TELEPHONENO. 201-833-1010

FAX NO. _____ EMAIL nancy@primelaw.com

8. OTHER PROFESSIONALS (IF ANY) WORKING ON APPLICATION

NAME John McDonough, LA, PP, AICP

ADDRESS 101 Gibraltar Dr, Suite 1A, Morris Plains, NJ 07950 TELEPHONE NO. 973-222-6011

FAX NO. _____ EMAIL jmcdonough@gmail.com

NAME _____

ADDRESS _____ TELEPHONE NO. _____

FAX NO. _____ EMAIL _____

Jason R. Tuvel 5/21/25
SIGNATURE OF APPLICANT, ATTORNEY, AND/OR AGENT FOR APPLICANT DATE

JASON R. TUVEL ATTORNEY FOR APPLICANT
PRINTED NAME RELATIONSHIP TO APPLICANT

Addendum To Minor Subdivision Application

Block 3501 Lot 6

35 Schoolhouse Lane, Morris Township

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3a. Variances / Preliminary List of Variances:

Morris Twp. Ordinance Section 95-10, Attachment 3, Bulk Schedule

RA-130 Zone, Minimum Lot Size 3 Acres, 130,680 sf

Proposed Lot 6.01: 95,840 sf / 2.2 Acres

Proposed Lot 6.02: 100,594 sf / 2.3 Acres

4. Development Plan / Project Summary

Applicant proposes a Minor Subdivision of a 4.5 Acre lot in the RA-130 Zone where the minimum lot size is 3 Acres.

The proposed Minor Subdivision will create 2 single family residential lots of 2.2 Acres (proposed Lot 6.01) and 2.3 Acres (proposed Lot 6.02). Each proposed lot will have a 300 ft+ frontage along Schoolhouse Lane and will comply with all other requirements of the Bulk Schedule applicable to the RA-130 Zone.

Proposed Lot 6.01 is currently under construction with Applicant's 3,833 sf single family home.