

Planning & Real Estate Consultants

TCC REPORT

To: Morris Township Planning Board
From: Kate Keller, PP, AICP
Re: **TCC Meeting Summary – June 5, 2025**
Date: July 1, 2025

In attendance: Steve Warner, Esq., Joseph Vuich, PE, PP, CME, and Kate Keller, PP, AICP

On Thursday, June 5, 2025, the TCC met with the following applicant to review its development plans:

- **Mark & Lynn Piccolo – 35 Schoolhouse Lane / Block 3501, Lot 3 / RA-130 Zone**

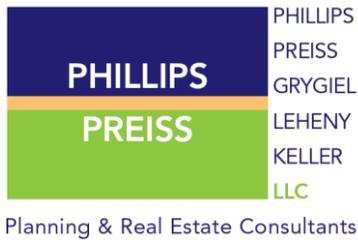
This application is for minor subdivision with “c” bulk variance relief in connection with a proposal to subdivide a ±4.5 acre property on the north side of Schoolhouse Lane in the RA-130 zone into two residential building lots. The subject property is roughly trapezoidal in shape with ±615 feet of frontage along Schoolhouse Lane. The site was previously developed with a single-family dwelling and associated improvements, which have since been demolished. Proposed Lot 6.01 would measure 2.2 acres (95,840 square feet) and Proposed Lot 6.02 is would measure 2.3 acres (100,594 square feet), whereas the minimum lot size in the RA-130 zone is 3 acres. The proposal complies with all additional bulk, lot, and area standards for the RA-130 zone.

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

- Minor Subdivision Plan for Block 3501, Lot 6, prepared by Omland and Osterkorn Consulting Engineers and Surveyors, consisting of 3 sheets, dated 05/20/2025

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

- 1) The TCC notes that there is an existing dwelling under construction in the southern central portion of the property, within Proposed Lot 6.01. Per the applicant, all proposed work associated with this dwelling has been submitted to the building department, and permits have been either approved or are pending approval. The applicant indicates that this dwelling was designed and permitted prior to the subdivision concept and no changes would be proposed if the minor subdivision were to be approved.
- 2) The TCC recommends that the applicant’s professionals undertake an analysis of existing lot area of residential properties along Schoolhouse Lane in the vicinity of the site (e.g., ±2,000 feet in either direction) for the Planning Board’s review as part of the required bulk “c” variance proofs.



- 3) The TCC recommends that the applicant be prepared to provide testimony as to existing and proposed landscaping on the site, including how or whether existing landscaping would impact site triangles in the vicinity of the new driveways.
- 4) The TCC notes that the proposed septic systems will be subject to review and approval by the Morris Township Health Department.

The TCC deemed the application **complete**.

For the TCC Members

Kate Keller, PP, AICP

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