



TCC Report

To: Morris Township Planning Board

From: Elizabeth Leheny, AICP, PP

Date: October 22, 2025

Re: **TCC Meeting Summary – September 18, 2025**

In attendance: Steve Warner, Esq.; Joe Vuich, PE; and Elizabeth Leheny, AICP, PP.

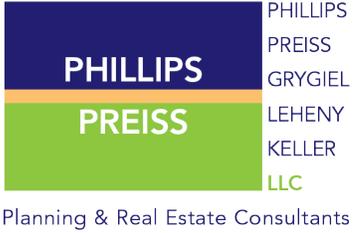
On Thursday, September 18, 2025, the TCC met with the following Applicant to review its development plans:

Nielsen Ford of Morristown– 170 Ridgedale Ave/Block 10201, Lots 5, 11, 12 and a portion of Lot 9/ I – 21 Zone

The Applicant (i.e., Nielsen Ford) is seeking Amended Site Plan approval to make improvements to existing car dealerships the Applicant owns that are located on the westerly side of Ridgedale Avenue to the south of its intersection with East Hanover Avenue. The Ford dealership consists of two tax lots (Block 10201, Lots 11 and 12); the Chrysler, Dodge, Jeep, and Ram dealership consists of the entirety of Block 10201, Lot 5 and a portion of Lot 9. The tax lots are all leased from the owner Evergreen Cemetery. The total project site is 11.23 acres. The applicant is proposing to reconstruct pavement areas, pave gravel areas, provide new line striping, improve drainage, add EV charging stations, provide an ADA ramp and related parking; update site lighting; and provide new curbs.

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

- Topographic Survey of Property Prepared for Nielsen Ford Dealership and Nielsen Chrysler, Dodge, Jeep and Ram Dealership, Tax Lots 3, 4, 5, a Portion of Lot 9, 11 and 12, Block 10201; prepared by Douglas Dykstra; dated 8/17/2023 with revisions through 5/27/2025.
- Site Plan for Nielsen Ford Dealership, Tax Block 10201, Lots 11 & 12 & Nielsen Chrysler, Dodge, Jeep, and Ram Dealership, Tax Block 10201, Lots 5 and a portion of Lot 9, Township of Morris, Morris County, NJ; consisting of 8 sheets; prepared by Owen Dykstra; dated 07/28/2025.
- Stormwater Management Report for Nielsen Ford Dealership & Nielsen Chrysler, Dodge, Jeep and Ram, Tax Block 10201, Lots 5, 9, 11 & 12, Morris Township, Morris County, New Jersey; prepared by Dykstra Associates, PC; dated 07/03/2025.



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

- 1) The TCC advised the applicant to provide additional landscaping along the Ridgedale Avenue frontage of both dealerships.
- 2) The TCC advised that a striped pathway should be provided to provide safe pedestrian circulation between the two dealership buildings for both customers and on-site employees.
- 3) The TCC advised that the new site lighting should be dark sky compliant.

The TCC deemed the application **complete**.

For the TCC Members,

Elizabeth Leheny, AICP, PP