

**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**

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):

- | | |
|--|---|
| <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> CONCEPT REVIEW (TCC) |
| <input type="checkbox"/> MAJOR SUBDIVISION / PRELIMINARY | <input checked="" type="checkbox"/> "C" VARIANCE (s) <u>2</u> (#) |
| <input type="checkbox"/> MAJOR SUBDIVISION / FINAL | <input type="checkbox"/> EXCEPTIONS (aka Waiver) (s) _____ (#) |
| <input checked="" type="checkbox"/> SITE PLAN/ AMENDED SITE PLAN | <input type="checkbox"/> "D" (USE) VARIANCE |
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> OTHER (Please Specify) |
| <input type="checkbox"/> SITE PLAN WAIVER | _____ |

1. APPLICANT (S) INFORMATION:

NAME The Rabbinical College of America

PHONE# 973-267-9404 FAX _____ EMAIL _____

ADDRESS 226 Sussex Avenue, Morristown, NJ 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 Same as applicant 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) 3004 LOT(S) 21 NAME OF PROPERTY/TRACT (IF ANY) Rabbinical Col. of Amer.

STREET ADDRESS 226 Sussex Avenue, Morristown, NJ 07960

ZONING DESIGNATION OS/GU AREA OF PROPERTY/TRACT (acreage or square feet) 15.085 Ac.

PORTION OF LOT BEING UTILIZED (percentage) 67%

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

IF VARIANCES AND/OR WAIVERS ARE REQUESTED, PLEASE STATE DETAILS (including specific ordinance section (s) from which relief is being sought) _____

Ch. 95-54.E.6(b) - Required: Min. total average illumination in parking areas of 1.5 fc,
Proposed: < 1.5 fc (see lighting plan)

Ch. 95-54.C - Required: 390 parking spaces (per 2001 Resolution of Approval), Previously approved: 93 (per 2001 Resolution of Approval), Proposed: 112 spaces

4. DEVELOPMENT PLANS - BRIEF EXPLANATION: The applicant proposes to construct a new educational building and improve/expand the existing parking, drive aisles, and walkways within the proposed development area of the site. No increase in staff or number of students is proposed.

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

NUMBER OF PROPOSED UNITS: MARKET _____ MODERATE _____ LOW _____ TOTAL _____

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

5. OTHER (Please Explain) _____

6. PERSONS OR FIRM PREPARING PLANS: Page-Mueller Engineering Consultants, P.C.
ADDRESS P.O. Box 4619, Warren, NJ 07059 TELEPHONE NO. 732-805-3979
FAX NO. 732-805-3978 EMAIL cmueller@pagemuellereng.com

7. ATTORNEY NAME Arnold Chait, Esq.
ADDRESS 25 Lindsley Dr, Morristown, NJ 07960 TELEPHONE NO. 973-538-3800
FAX NO. _____ EMAIL achait@vccslaw.com

8. OTHER PROFESSIONALS (IF ANY) WORKING ON APPLICATION
NAME Guzzo & Guzzo Architects, LLC
ADDRESS 608 Ridge Rd, Lyndhurst, NJ 07071 TELEPHONE NO. 201-939-1446
FAX NO. 201-939-1448 EMAIL ag@gg-architect.com

NAME Susan L. Berninger, P.E., P.P.
ADDRESS 480 Rt 9 N Suite 208, Woodbridge, NJ 07095 TELEPHONE NO. 908-217-8711
FAX NO. 732-855-8989 EMAIL sberninger@continentalproperties.com

Catherine Mueller PE

7/21/20

SIGNATURE OF APPLICANT, ATTORNEY, AND/OR AGENT FOR APPLICANT _____ DATE _____

Catherine A. Mueller, P.E. _____ Engineer
PRINTED NAME _____ RELATIONSHIP TO APPLICANT

TOWNSHIP OF MORRIS GENERAL CHECKLIST

MINOR SUBDIVISION

- Original and fifteen (14) copies of application, properly completed
- 16 copies of a map and/or plat (5) 24x36 or 30x42 (11) 17x22 (for Board members only) 8 ½ x13 or 15x21
- Date, scale, north sign
- Name of owner and/or Consent of Owner, if owner is different than applicant
- Place for signature of Chairman and Secretary of the Planning Board
- Certification that taxes on the property in question are paid
- Compliance with Engineering Department Checklist attached hereto and made a part of hereof

PRELIMINARY MAJOR SUBDIVISION

- Original and fifteen (16) copies of application, properly completed
- 16 copies of a map (5) 24x36 or 30x42 (11) 17x22 (for Board members only), 8 ½ x13 or 15x21
- Two (2) Copies of Affidavit of Ownership, or letter from the owner authorizing submission of the map
- Two (2) Copies of letter of intent stating the following information, if known:
 - Type of structure to be erected
 - Nature of business, if commercial or industrial
 - Approximate start date of construction
 - Priority of construction (point of location)
 - Estimate number of lots on which final approval will be requested for the first section
- Letter from the Township Board of Health or appropriate municipal authority approving the proposed individual septic system or individual water supply
- Certification that taxes on the property in question are paid
- Compliance with Engineering Department Checklist attached hereto and made a part of hereof

FINAL MAJOR SUBDIVISION

- Original and fifteen (16) copies of application, properly completed
- 16 copies of a map (5) 24x36 or 30x42 (11) 17x22 (for Board members only), 8 ½ x13 or 15x21
- Affidavit indicating that final plans are drawn and presented exactly the same as preliminary approved plans, with any exceptions noted see *board secretary*
- Certification that taxes on the property in question are paid
- Compliance with Engineering Department Checklist attached hereto and made a part of hereof

SITE PLAN

- Original and fifteen (15) copies of application, properly completed (10 copies for completeness review)
 - 16 copies of a map (5) 24x36 or 30x42 (11) 17x22 (for Board members only), 8 ½ x13 or 15x21
 - Certification that taxes on the property in question are paid
 - Compliance with Engineering Department Checklist attached hereto and made a part of hereof
 - Waiver of one or more of the submission requirements on checklist
- State reason(s) why applicant(s) do not believe it's necessary to submit all the documentation listed on the checklist:

N/A

Pending

NOTE

WHEN FILING ANY APPLICATION BEFORE THE PLANNING BOARD, IT IS IMPORTANT TO HAVE AVAILABLE THE LAND DEVELOPMENT ORDINANCE (CHAPTER 57), AND THE ZONING ORDINANCE (CHAPTER 95), FOR EASY REFERENCE AND TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE.

TOWNSHIP OF MORRIS
SITE PLAN
CHECKLIST

Site Name(s)

Rabbinical Col

Property in Question (Block, Lot)

B 3004, L 21

	YES	NO	REMARKS
1. Preparation			
A. Professional Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. Land Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. Planner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E. Scale 1" = 50'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Required Information			
A. Dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
1. Date of Preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Revision Dates	<input type="checkbox"/>	<input type="checkbox"/>	N/A
B. Structures			
1. Layout of Proposed Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Elevation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Key Map			
1. Surrounding Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Existing Surrounding Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. Title of Development			
1. North Arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Block and Lot Numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Name and Address of Owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Name, Address, License Number & Seal of Preparer of Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. Signs			
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Lot			
1. Line Dimensions, in feet and decimals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Bearings, to nearest 10 seconds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Error of Closure, 1:10,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
G. Zoning			
1. Show Zoning of Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Zoning of Adjacent Parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Zoning within 200 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
H. Property			
1. Building Setback Lines (as per zoning)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Easements (existing or proposed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

TOWNSHIP OF MORRIS
SITE PLAN
CHECKLIST

	YES	NO	REMARKS
I. Deed Restrictions, if any	<input type="checkbox"/>	<input type="checkbox"/>	N/A
J. Existing Streets Abutting Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
1. Distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
K. Existing Structures			
1. Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Culverts	<input type="checkbox"/>	<input type="checkbox"/>	N/A
5. Bridges	<input type="checkbox"/>	<input type="checkbox"/>	N/A
6. Roadways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Spot Elevations of All of the Above	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Structure to be Removed Shall be Indicated as Such	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
L. Storm Drainage			
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Pipe size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Grades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Direction of Flow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
M. Contours			
1. Existing --- show as dashed lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Slopes less than 10 %, 2 feet intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Slopes greater than 10 %, 5 feet intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Proposed – Shown as Solid Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N. Steep Slopes Analysis			
1. Map (57-160(4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOD Only
O. Existing Natural Features			
1. Rock Outcrops	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2. High Points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Water Courses	<input type="checkbox"/>	<input type="checkbox"/>	N/A
4. Depressions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Ponds, Marshes, Swamps	<input type="checkbox"/>	<input type="checkbox"/>	N/A
6. Wooded Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Flood Elevations, if available from FIRM	<input type="checkbox"/>	<input type="checkbox"/>	N/A
P. Survey			
1. Prepared by License N.J. Land Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Q. Public – Rights-of –Way			
1. Proposed Easements	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2. Streets	<input type="checkbox"/>	<input type="checkbox"/>	N/A
a. Profile, with utilities, type, size, etc.	<input type="checkbox"/>	<input type="checkbox"/>	N/A
b. Cross Sections	<input type="checkbox"/>	<input type="checkbox"/>	N/A
R. Land			
1. Use of Land and Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Proposed Grades at Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Building Floor Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

TOWNSHIP OF MORRIS
SITE PLAN
CHECKLIST

	YES	NO	REMARKS
4. Est. Number of:	<input type="checkbox"/>	<input type="checkbox"/>	N/A
a. Employees	<input type="checkbox"/>	<input type="checkbox"/>	N/A
b. Housing Units	<input type="checkbox"/>	<input type="checkbox"/>	N/A
S. Traffic			
1. Ingress	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Egress	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Driveway Size and Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Acceleration and/or Deceleration Lanes (if required)	<input type="checkbox"/>	<input type="checkbox"/>	N/A
5. Public Improvements	<input type="checkbox"/>	<input type="checkbox"/>	N/A
a. Curbing	<input type="checkbox"/>	<input type="checkbox"/>	N/A
b. Sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	N/A
6. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Parking Stalls with Dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Access Aisles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
T. Off Street Parking			
1. Bays	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Barriers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Aisles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Loading Areas	<input type="checkbox"/>	<input type="checkbox"/>	N/A
U. Water and Sewer Location			
1. Water Mains, Valves, Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Sewer Mains, Manholes, Connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
V. Lighting			
1. Intensity, in foot candles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Power & Time of Illumination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Direction of Illumination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Type and Standard to be Employed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
W. Planting Plan			
1. Size and Type to be Employed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Natural Vegetation to Remain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Screening & Buffer Zones to be Employed (if required)	<input type="checkbox"/>	<input type="checkbox"/>	N/A
X. Storm Drainage System			
1. Existing Drainage within 500 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Areas of:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Paving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Grass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Wooded Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Other Contributing to Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Y. Other Information and Data as Required by Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Flood Plain Required Information			
A. Contours	<input type="checkbox"/>	<input type="checkbox"/>	N/A
1. Existing	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2. Proposed	<input type="checkbox"/>	<input type="checkbox"/>	N/A
3. Sloped less than 2% intervals of 1 feet.	<input type="checkbox"/>	<input type="checkbox"/>	N/A

**TOWNSHIP OF MORRIS
SITE PLAN
CHECKLIST**

	YES	NO	REMARKS
B. Elevations	<input type="checkbox"/>	<input type="checkbox"/>	N/A
1. Building Corners	<input type="checkbox"/>	<input type="checkbox"/>	N/A
C. Structure			
1. Elevation of Lowest Point	<input type="checkbox"/>	<input type="checkbox"/>	N/A
D. Subsurface Conditions (if required)	<input type="checkbox"/>	<input type="checkbox"/>	N/A
E. Flood proofing of Structures	<input type="checkbox"/>	<input type="checkbox"/>	N/A
1. Elevation of Floodproofing	<input type="checkbox"/>	<input type="checkbox"/>	N/A
F. Floodproofing Certification	<input type="checkbox"/>	<input type="checkbox"/>	N/A
1. Prof. Engineer	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2. Reg. Architect	<input type="checkbox"/>	<input type="checkbox"/>	N/A
G. Base Flood Elevation Data:	<input type="checkbox"/>	<input type="checkbox"/>	N/A
1. FIRM- 100 year storm	<input type="checkbox"/>	<input type="checkbox"/>	N/A

TOWNSHIP OF MORRIS
 ENVIRONMENTALLY SENSITIVE AREAS
 CHAPTER (57-160)
CHECK LIST

This check list shall apply to all applications for Minor or Major Subdivision and Site plan approvals in the Township of Morris.

Applicant Name(s): The Rabbinical College of America
 Property in Question(Block and Lot): Block 3004, Lot 21

*Please refer to the Township of Morris,
 Land Development Ordinances Chapter 57
 for specific submission details.*

Determination of affected areas:
 Land or water in the following classifications are hereby designated as an
Environmentally Sensitive area:

**IS THE PROPERTY IN QUESTION LOCATED IN OR NEAR ANY
 OF THE FOLLOWING?**

	YES	NO	Remarks
1. Flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Wetlands area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Stream, brook, river or otherwise, consisting of beds or banks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Lake area, pond, reservoir, or any body of water with a mean depth of three (3) feet or greater and surface area greater than 1/2 acre?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Slope area, any slope having a grade of 15% or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

APPLICATION SUBMISSION PROCEDURE:

*All Environmentally Sensitive areas as defined above shall be identified and delineated on the site plan or subdivision map by a professional with educational background and experience in the field of Environmentally Sensitive areas delineation.

**TOWNSHIP OF MORRIS
PLANNING BOARD/ BOARD OF ADJUSTMENT
APPLICANT(S) CERTIFICATIONS**

OWNERS CONSENT

- 1.) I certify that I am the Owner of the property which is the subject of this development application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

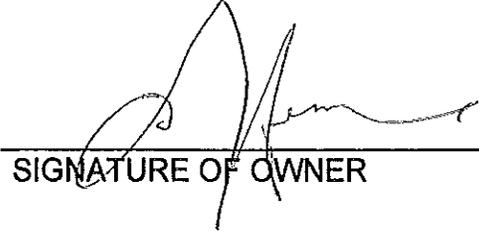
(If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

9 day of July, 2020

Shoshana Solomon

NOTARY PUBLIC



SIGNATURE OF OWNER



Rabbi Mashe Hersh

PRINT NAME HERE

**TOWNSHIP OF MORRIS
PLANNING BOARD/ BOARD OF ADJUSTMENT
APPLICANT(S) CERTIFICATIONS**

SITE INSPECTION CONSENT

I, Shashana Solomon, hereby give permission to the Members of the Planning Board/ Board of Adjustment of the Township of Morris, and its authorized representatives, consultants and other Township Officials , to enter onto the premises located at 226 Sussex Ave. for the purpose of evaluation of the application for development presently pending before that Board.

07/09/2020
DATE

Shashana Solomon
Signature of Applicant/Owner/Representative

Shashana Solomon
PRINT NAME HERE

**TOWNSHIP OF MORRIS
PLANNING BOARD/ BOARD OF ADJUSTMENT
APPLICANT(S) CERTIFICATIONS**

RETENTION OF APPLICANT EXHIBITS

The undersigned hereby agrees and promises to retain custody of any and all exhibits that may be marked into evidence as "Applicant's Exhibits" during the public hearing process of the application filed with the Planning Board/Board of Adjustment of the Township of Morris.

Furthermore, the undersigned agrees to produce these exhibits at all subsequent public hearings, upon request of the Planning Board or its designee, or in the case of an appeal.

07/09/2020
DATE

Sheshana Soliman
Signature of Applicant/Owner/Representative

Sheshana Soliman
PRINT NAME HERE