

Planning & Real Estate Consultants

TCC REPORT

To: Morris Township Planning Board
From: Paul A. Phillips, P.P., AICP
Re: **TCC Meeting Summary – November 5, 2020**
Date: November 18, 2020

In attendance: Steve Warner, Esq., James Slate, P.E., and Paul A. Phillips, P.P., AICP.

On Thursday, November 5, 2020, the TCC met with the following applicant to review its development plans:

- **6-10 Kahn Road, LLC - 6-10 Kahn Road/Block 8602, Lot 1/B-11 Zone**

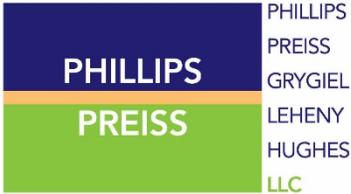
This application is for amended site plan approval in connection with a proposal to expand the lower level of the building located at 6-10 Kahn Road by approximately 2,000 square feet and displace 11 existing parking spaces located at grade beneath the building. The building has most recently operated as a child care facility and the applicant is proposing to continue to utilize the premises for child care use. No other changes to the site are proposed. The original approval for child care use on the premises dates back to 2010. In that regard, the applicant is seeking to carry forward numerous bulk variances granted by the Board as part of that approval. The existing parking supply would be reduced from 49 to 38 spaces and the proposed signage would essentially replace what was previously approved.

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

- Amended Preliminary and Final Site Plan – 6-10 Kahn Road, prepared by ACS, dated 9/28/20.
- Proposed Floor Plans – 6 Kahn Road, prepared by Fox Architectural Design PC, dated 10/17/20.

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

- 1) The TCC advised the applicant to modify the signature block on the site plan submission to reflect the Township Planning Board, not the Zoning Board of Adjustment.
- 2) The TCC advised the applicant to modify the application form to remove the check in the box for Concept Review and add a check in the box for “c” variances.
- 3) The TCC advised the applicant that the 9’ x 18’ parking stall sizes do not comport with current ordinance standards.



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- 4) The TCC advised the applicant to provide cut sheets for the play area/equipment.
- 5) The TCC advised the applicant to provide a fence detail for the aluminum estate style fence that will replace the existing fence. The TCC further recommends that the fence be extended to the building for security purposes. The applicant is seeking a 5-foot-high fence where the prior approval was for a 4 ½ foot high fence and where the ordinance permits a fence of no more than 3 ½ feet high. A variance will be required.
- 6) The TCC advised the applicant to provide testimony indicating the adequacy of 38 parking spaces to serve the child care use as the Township ordinance does not include a parking standard for same.
- 7) The TCC advised the applicant that it should document compliance with the conditions of the 2010 approval.
- 8) The TCC recommends that the applicant reconcile the proposed enrollment capacity of the facility as the representation made was 153 while the architectural plans indicate 175 students.
- 9) The TCC recommends that the applicant provide an architectural elevation indicating how the exterior façade of the expansion comports with the existing building in terms of design and material treatment.

The TCC deemed the application **conditionally complete** pending satisfaction of all outstanding items cited above.

For the TCC Members

Paul A. Phillips, P.P., AICP

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