

Morris Plains Planning Board

April 19, 2021



My name is Jack Haren. My wife and I are 45 year residents of Morris Plains. In 1975 we bought a home on Stiles Avenue and in 1993 we moved to our current home on Glenbrook Road. All three of our children attended the Morris Plains school system.

I am here to express our concern and opposition to the request for subdivision of Block 41.01 Lot 1. Our reasons reflect our belief that the approval of the request would leave the lot, upon which the existing home now stands, in violation of the 25 foot rear yard setback requirement. We believe the new owner's desire to claim relevance to a pre-existing condition is without merit. WHY? The proposed subdivision of the property shifts the rear yard of the existing house from opposite the frontage on Glenbrook Road to opposite the frontage on Central Avenue. The owner's request for a "c" variance should **not** attach its validity to a condition that no longer exists!

Furthermore, Eileen and I believe that variance **will** have a negative impact on nearby properties. The subdivision will cause damage to the character of the Glenbrook /Greystone Park neighborhood. Three mature and healthy sugar maple trees which line Central Ave are proposed for removal. These trees add a stately dignity to this street and their presence has an historical link to the previous century.

Here I refer to the era when dairy cows were **herded** up from the Morris Plains rail station to the dairy farm maintained on the Greystone Hospital property. The Morris Plains library has old photos with captions that describe the movement of livestock along the road up to the Greystone farm and show a long line of well-developed trees along the edges of the road.

*In summation, we fail to see how the granting of this zoning variance presents a better zoning alternative at this location than the current lot configuration. **No variance should be granted when merely the purposes of the owner will be advanced...**that is a direct quote from Kaufman v. Planning Board for Warren Township (1988).*

I want to thank the Planning Board for this opportunity to speak this evening. Thank you!

CC: Karen Coffey (secretary of the Planning Board)

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e-mail/HC