

NOTICE OF HEARING

**TO: OWNERS OF PROPERTY WITHIN 200 FEET OF
BLOCK 37 LOT 7 (WHICH INCLUDES LOT 8) BOROUGH OF MORRIS PLAINS
7 CARLYLE AVENUE, MORRIS PLAINS, NEW JERSEY 07950**

PLEASE TAKE NOTICE:

That the undersigned has applied to the Planning Board of the Borough of Morris Plains to grant Minor Subdivision Approval to permit the subdivision of certain property owned by the Applicant, Howard Kraus, located at 7 Carlyle Avenue, Morris Plains, New Jersey 07950, in the R-3 Residential Zone and known and designated as Block 37 Lot 7 (which includes Lot 8) on the official tax map of the Borough of Morris Plains, New Jersey. The Applicant proposes to subdivide the existing 15,000 sf (0.344 acres) subject property (100ft by 150ft) into two (2) conforming residential lots, both of which will be 7,500 sf (50ft by 100ft) respectively. The existing residential dwelling currently located on the subject property will remain and will be located on proposed Lot 7. It will have a conforming front yard setback on Carlyle Avenue and conforming side yard and rear yard set backs. Proposed Lot 8 will also have proposed conforming front, side and rear yard set backs.

In conjunction with the Application, the Applicant will ask for certain variances, waivers and deviations from the requirements of the Land Development Ordinances of the Borough of Morris Plains:

Variances:

The Applicant seeks relief from Section 13-5.1D - Schedule of Zoning Requirements which requires a minimum lot area on the R-3 Zone of 7,200sf within a minimum width of 60 ft and a maximum lot depth of 120ft. As the proposed lots are only 50ft in width, a variance is required for lot width and for a lot area of only 6,000 within 120ft of the front property line, notwithstanding the total proposed lot area is 7,500ft.

Checklist Item Waivers:

The Applicant will request certain waivers from the Borough of Morris Plains Land Development Ordinance Section 13-4.2G(5) Checklist A - Checklist for Determining Completeness of an Application for Approval of a Minor Subdivision as follows: Items 17, 34a, 34b, 34c(partial), 37a, 37b, 37c, 41, 42, 43, and Section 13-4.2G(6) Checklist F - Checklist for Determining Completeness for Variances and Appeals Pursuant to N.J.S.A. 40:55D-34,35 and 70 as follows: Items, 9, 23e, 24c, 24d, 24e, 26, 28, 29 and 30.

In addition to the foregoing, the Applicant will request that the Board grant any other waivers, deviations and/or variances, which it may deem necessary, desirable or appropriate with regard to the aforesaid Application.

The public hearing in this matter will take place at the _____, 2020 regular meeting of the Morris Plains Planning Board which begins at 7:30 P.M. Because the outbreak of the COVID-19 virus, severely limits all gatherings to a percentage of room capacity, social distancing and mandatory mask wearing, and in an effort to continue to conduct Planning Board business, this meeting will be held ONLY by means of telephone conference equipment OR electronic equipment via Zoom, a video conferencing service that allows the Board, its professionals, the general public and other interested parties to participate. If you desire to participate and do not have access to the internet you may participate via telephone conference equipment. (See Options 1, 2 and 3 set forth below in this Notice). All participants will be muted until called upon by the Chair. The meeting will be conducted as a normal regular scheduled meeting consisting of general business such as the approval of minutes, consideration of Committee Reports, the processing of bills for payment, review of correspondence and matters pertaining to applications filed with the Board and to hold public hearings on applications. Formal action may or may not be taken.

Any person or persons affected by this Application may have an opportunity to be heard at the said meeting to be held on _____, 2020 at 7:30 P.M. prevailing time as follows:

The hearing shall be accessible to the public by means of Zoom and telephonic equipment as follows:

OPTION 1: Via Zoom: Join Zoom Meeting Link from computer or mobile device:

Zoom Webinar Link: <https://zoom.us/j/95541031144>

Password: 801558

or

OPTION 2: iPhone one-tap :

US: + _____

or _____

OPTION 3: (Audio Only) - Dial in by cell phone or landline

Dial: (for higher quality, dial a number based on your current location):

US: + _____

Meeting ID: _____

Password: _____

International numbers available: _____

At the time of the said hearing you may participate by way of Option 1, Option 2 or Option 3 set forth above, either individually or by attorney and present testimony which you may have with respect to the subject matter of the hearing.

All maps and documents for which approval is sought as well as other documents relating to this Application will be available to be inspected by the Public ten (10) days before the hearing both electronically on the Borough of Morris Plains website at www.morrisplainsboro.org and/or by calling the Board Secretary to make an appointment to obtain a paper copy of the submittal package at a time set for the next business day or thereafter. Upon request of a member of the Public or an agent thereof and upon appointment made with the Secretary of the Planning Board, a paper copy of the Application submittals and other documents related to the Application shall be placed immediately outside of the Office of the Planning Board located at the Municipal Building Annex, 531 Speedwell Avenue, Morris Plains, New Jersey 07950, for retrieval. A paper copy of the Application submittals and related documents shall be available for anyone requesting the same to be retrieved by them up until 2 PM on the date of the hearing. No paper copies of the application submittals and related documents shall be available for retrieval after 2 PM on the date of the hearing. In order to make an appointment with the Secretary of the Planning Board to arrange to obtain a paper copy of the submittal package and related documents as herein provided, call the office of the Secretary of the Planning Board at 973-538-0325 between the hours of 8:30 A.M. and 4:30 P.M. Please note that the availability of the Planning Board Secretary may be adjusted due to the public health emergency and reduced staffing requirements applicable to the municipal employees, but that a voicemail message can be left and will be responded to as soon as reasonably possible.

Any person or persons affected by this Application may have an opportunity to be heard at the meeting to be held on _____, 2020 at 7:30 P.M. prevailing time at the Council Chambers, Municipal Building, 531 Speedwell Avenue, Morris Plains, New Jersey 07950, at which time you may appear, if you so desire, either in person, or by authorized agent or attorney and present any objections which you may have to the granting of this Application.

All documents relating to this Application may be inspected by the Public between the hours of 8:30 A.M. and 4:30 P.M. in the Office of the Planning Board Secretary in the Municipal Building Annex, 531 Speedwell Avenue, Morris Plains, New Jersey 07950.

Remo A. Caputo, Esq.
Attorney for Applicant, Howard Kraus
One Broadway
Suite 201
Denville, New Jersey 07834
(973) 625-3326