

BOROUGH OF MORRIS PLAINS

531 Speedwell Avenue
Morris Plains, New Jersey 07950
Tel (973) 538-0325
Fax (973) 539-9288
Zoning Officer

ZONING DENIAL

TO: Mr. Remo Caputo

DATE: 1/5/2021

PROPERTY OWNER: Morris Plains Holding UE, LLC

PROPERTY ADDRESS: 1701,1705 and 1711 Route 10 East
MORRIS PLAINS, NJ 07950

BLOCK: 161

LOTS: 1 & 3

ZONE: B3

BLOCK: 165.05

LOT: 3.01

ZONE: C1

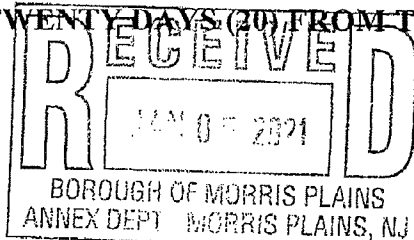
EXPLANATION OF DENIAL:

Your application for expansion of the shopping center is denied as follows;

1. Planned parking reflected is 164 spaces short of the required 1095.
2. The new free standing building does not meet the front yard setback requirement specified in Ordinance Section 12-5.1D.
3. The application seeks relief from earlier Planning Board resolution which restricts restaurant and food preparation uses on the Phase 1 (westerly) side of the site.
4. The planned development exceeds the "Minor Change of Use" process.

INFORMATION ON PROCEDURES FOR AN APPEAL OF THE DECISION TO THE PLANNING BOARD CAN BE OBTAINED FROM THE SECRETARY OF THE PLANNING BOARD. IT SHOULD BE NOTED THAT UNDER THE STATE STATUTE, NOTICE OF APPEAL OF THIS DECISION MUST BE FILED WITH THAT OFFICE NOT LATER THAN TWENTY DAYS (20) FROM THE DATE OF THIS NOTICE.

Donald C. Salerno
Donald C. Salerno
Zoning Officer



Boyd Boyd

Exp/Mail Applicant

T Culver

BOROUGH OF MORRIS PLAINS

531 Speedwell Avenue
Morris Plains, New Jersey 07950
Tel (973) 538-0325
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PLANNING BOARD

December 30, 2020

Mr. Timothy Culver, Fire Sub-code Official ✓
Borough of Morris Plains
531 Speedwell Avenue
Morris Plains, New Jersey 07950

Applicant: Block: 161 Lots: 1 and 3
Morris Plains Holding UE, LLC
1704, 1705, 1711 Route 10 East
Morris Plains, NJ 07950
Application No. PB-6-20

Dear Mr. Culver:

In accordance with Section 13-6.301 of the Land Development Ordinance, the above listed application is being sent to your office for report and recommendation.

Should you wish to comment on this application, please reply to this office by January 13, 2021.

Thank you.

Very truly yours,

Karen
Karen M. Coffey,
Board Secretary

NO COMMENT
Tim Culver
1/4/21

KMC
encl.

Fax/Trailer Applicant

*Done
Bl / Paul*

Coffey, Karen

From: Koroski, Michael
Sent: Monday, January 4, 2021 12:42 PM
To: Coffey, Karen; Collopy, Susan
Subject: Application No. PB-6-20

Good afternoon,

I have taken the opportunity to review the above referenced application. My singular concern about the project is in regards to the increased traffic the property will see with the addition of a free standing restaurant. As it currently exists, the site has only two exits and we already experience traffic flow problems. I am available for comment/review with the board if necessary.

Thank you,

Chief Michael M. Koroski

Morris Plains Police Department
531 Speedwell Avenue
Morris Plains, NJ 07950
Office: (973) 889-1110

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Fax/ Mail Applicant

Met Bd / Proj.