

(FILE ORIGINAL AND 11 COPIES)
(D Variance file Original and 12 copies)

TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT

APPLICATION FOR HEARING

EXPERT TESTIMONY PROPOSED

- ☒ PLANNER
☒ ENGINEER
☒ TRAFFIC CONSULTANT
☐ REAL ESTATE AGENT
☒ OTHER (Please specify) Owner / Architect



APPLICANT NAME Harding Group II, LLC
PROPERTY IN QUESTION ADDRESS 232/234 Mount Kemble Avenue
BLOCK (S) 5403 LOT (S) 8 and 9 ZONE RA-15
PHONE # 973 538 8885 FAX # _____ EMAIL gk@kimmerle.com

1. An application is hereby made for hearing and action by the Board of Adjustment pursuant to:

- ☐ R.S. – 40:55D-70 (a) Appeals from the determination of an Administrative Officer.
☐ R.S. – 40:55D-70 (b) Interpretation of the Zoning Map or Special Question.
☒ R.S. – 40:55D-70 (c) Bulk, Area & Yard Variance
☒ R.S. – 40:55D-70 (d) Use Variance
☐ R.S. – 40:55D-70 (d) 76-1 Buildings in bed of mapped street, drainage way or flood basin.
☐ R.S. – 40:55D-70 (d) 36 Building adjacent to an unimproved street.
Other Front vs side yard interpretation is still open and pending at Spring Brook Road.

***Note: all "D" Variances must provide a Certified Shorthand Reporter.**

So as to permit (explain) _____

A use application for 18 multi family units in two adjacent buildings with podium parking below.

Bulk C Variances:

- Min front yard setback: 19 ft where 50 ft is required - 15 unit; 22.3 ft - 3 unit (Mt. Kemble frontage)
- Min side yard setback: 13 ft where 20 ft is required – 3 unit (single)
- Max building coverage: 26.8% proposed where 20% is required
- Max impervious coverage: 68.9% proposed where 7.7% is existing and 45% is required
- Accessory Structure (50 sq ft small pump house for pond feature) located within the front yard area
- Non-conforming building mounted sign of 10 sf where a maximum of 2 sf is permitted

D Variances:

- D(1) Use Variance is required for two proposed principal structures located on a single lot where only one is allowed
D(1) Use Variance is required for multifamily use in a single family zone
D(5) Density variance – multifamily in single family zone (2,213sq ft / unit (per acre) – 1 DU / 0.34 per ordinance)
D(6) Height variance, > 10% maximum per ordinance - Max building height(s): 48.9 ft proposed where 35 ft is required – 15 unit, 39.3 ft – 3 unit

Check one whichever is applicable: _____

☐ This application is based on the decision rendered by the Zoning/Administrative Officer dated _____ and attached to this application.

☒ This is an original application for development and not an appeal from the Administrative Officer.

2. Relief is requested from Section (s) 95-13 R-15 use and bulk of the Zoning Ordinance.
variances

3. The applicant asserts that the reasons for the Board to grant the relief requested and the specific facts upon which the reasons are based are: _____

Applicant proposes to erect two four story buildings matching in scale and detail the former Prudden / Armstrong Brick Works building which

once stood within 100 yds of this site. Site is boarded the OS/GU zone, a commercial property to the west and the Mount Kemble Firehouse to the east.

Applicant will include a 680 sf Preservation Annex office for exhibits related to the Prudentown Historic District and accessible from the

Spring Brook Road frontage.

This application is consistent with prior approvals granted within direct proximity.

4. The specific facts which show the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance. _____

Site is a radially sloping site with a 23 foot differential front to back. It is also difficult to imagine other uses being developed here.

The township will benefit from the development of a historically accurate recreation of a prior bldg in proximity, and will as well enjoy a new asset in the

proposed exhibit space for the Prudentown Historic District. No negative impacts will occur, the site has ready public sewer and water access and

will serve the needs of aging seniors and young adults in the Township

5. There (has) (has not) been previous application to the Board of Adjustment involving the premises in question. If so, the date, character of request and dispositions were: _____

Unknown, at this time. It may have been included at point in the prior granted Spring Brook residential expansion but was withdrawn.

DESCRIPTION OF THE PROPOSED STRUCTURE OR USE

6. Premises affected is known as Lot (s) 8 and 9, Block (s) 5403
on the Tax Map and located at _____

Applicant name Harding Group II, LLC

Address 1109 Mount Kemble Avenue, Morristown, NJ

Phone # 973 - 214-3323

Fax # _____

Email gk@kimmerle.com

Owner of Property in question Same as above

Address Same as above

Phone # Same as above

Fax # _____

Email _____

*Consent of owner submitted on separate sheet? ☒ YES ☐ NO

Please complete **all** of the following information to complete your application.

Zoning Designation	RA- 15
Proposed structure or use	Multi family
Last previous occupancy? (Residential/Commercial)	Residential
Are there municipal water and sewerage systems?	Yes
Date of acquisition/purchase of property	Property transfer occurred on Oct 15, 2025
Date property was purchased	
Does applicant or owner own or have under contract to purchase any adjoining lands? If so, set forth lot (s) and block (s):	In discussions to acquire lot 9 immediately to the west of this site.
DIMENSIONS OF LOT (ft.)	223' x 200'
Size of lot (square ft.)	37,637 sq ft or 0.86 acres
Front Width	223'
Average Width	223'
Average Depth	200'
YARD DIMENSIONS (SETBACKS)	
Prevailing front yard setbacks of adjoining lots within block	Approx 25'
Existing: Front yard depth (ft.)	NA 50' in RA-15 zone.
Proposed: Front yard depth (ft.)	56'
Existing: Rear yard depth (ft)	NA
Proposed: Rear yard depth (ft)	53'
Existing: Side yard widths <u>NA</u> & <u> </u> ft.	NA ft. combined
Proposed: Side yard widths <u>40'</u> & <u>20'</u> ft.	60' ft. combined
CORNER LOTS ONLY (next question)	
Existing: Side yard width abutting a side street on a corner lot (ft.)	NA
Proposed: Existing: Side yard width abutting a side street on a corner lot (ft.)	50'
SIZE OF STRUCTURE(S): 15 Unit / 3 Unit	33,500 sq ft / 4,540 sq ft
Front (width) (ft.)	111 ft / 25 ft (Facing Mt. Kemble)
Depth (ft.)	90.75 ft / 45 ft
Percentage of lot occupied by buildings	26.8% (10,100 sq ft)
Height of building(s) <u>Each 4 stories</u> and ft.	48.9 ft / 39.3 ft

7. This application (is) is not (is not) accompanied by a separate application for subdivision ___; site plan; conditional use ___ approval. **If you have checked "is" the appropriate checklist must accompany your application.*

8. Attached are the following:

Note: One (1) original copy of the following documents shall be submitted with the original application for development:

- Original signed and sealed survey showing the proposed location of the structure requiring a variance.
- BOA Checklist
- Owner's consent for filing application (where applicable)
- Developers Escrow Agreement
- Site Inspection Consent
- Retention of applicant exhibits
- Certification that Taxes are Paid
- List of Property Owners within 200 ft.
- Letter of Denial from Zoning Officer (including plan or survey denied by Z.O.)
- Plans – clearly indicate existing buildings and proposed buildings and or additions with accurate front, side and rear yard dimensions. Note that if the property in question is a corner lot, two (2) front yard setbacks shall be observed.

Original and Eleven (11) copies (12 copies for a D Variance) (put together in individual packets) of the following shall be submitted with a complete application for development.

- Completed application
- Letter of Denial from Zoning Officer (including plan or survey denied by Z.O.)
- Plans – clearly indicate existing buildings and proposed buildings and or additions with accurate front, side and rear yard dimensions. Note that if the property in question is a corner lot, two (2) front yard setbacks shall be observed.
- Copy of area map
- Site inspection consent form
- Retention of applicant exhibits
- Any supporting documentation (including architectural drawings, photographs, brochures, etc.)

The undersigned applicant or agent for the applicant certifies that the application has been reviewed and the contents thereof are true to the best of his or her knowledge.

Date May 12, 2026

Signature of Applicant, Attorney or Agent
for Applicant (**Please print name below**)



George J Kimmerle, PhD, AIA, PP, NCARB



Narrative for Application from Alan J. Zakin, Esq.

Harding Group II, LLC
232 & 234 Mt. Kemble Avenue, Block 5403, Lots 8 & 9
Morris Township

As a follow up to a meeting that has already taken place with the Township TCC Committee, and the Developer, Dr. George Kimmerle, we revised our plan using input from a follow-up meeting on March 19, 2026, as memorialized by the March 26, 2026 report from Morris Township Zoning Board Planner, Elizabeth Leheny, PP, AICP. Dr. Kimmerle proposes to use this property as a unique residential development that enhances the Township's Master Plan, while promoting an important and proud historic element of Morris Township's history – providing a tangible permanent relic, memorializing this historic landmark. Dr. Kimmerle is a local architect who has a long time intimate relationship with Morris Township, where he and his wife raised their children and where they were involved in the community,

The configuration of the representation of the original brickworks building, holding 15 units of apartments will consist of multi-family housing including 15 units of dwellings and a 680 sq ft community annex. The site, evocative of the original Pruddentown Brickworks community located on the site will be designed to honor the current zoning configuration present in the historic Fairchild district of Morris Twp. A second adjacent complimentary building will hold three additional 2 bedroom units, for a total of 18 units on site; which includes three units of affordable housing.

A Use variance under 95-13 in Zone RA-15 will be requested for the multi-family units with multiple principal structures, for density and also for height; bulk variances under Section 95-28 for front and side yard setbacks and signage will also be requested. In addition to providing a diversity of housing to meet community need in Morris Township, the property will provide a 680 sq ft community annex office for exhibits related to the Pruddentown Historic District, and other community purposes, accessible from Spring Brook Road. The building will exemplify a historically accurate re-creation of the prior Prudden related building of that period, used nearby within Morris County. The structure, including the community annex, will complement the documented interest of Morris County and Morris Township in promoting historic preservation - as well as preserving the important legacy of one of the earliest enclaves of free African Americans in our area – many of whom became among the first African American landowners in this region.

The project will have 18 total units, one building with five units on the first floor, and six on the top floor and 4 units on the floor below, intermediate to the parking podium planned at the lowest level. An additional three unit dwelling will be constructed adjacent to the larger structure.

Narrative for Application from Alan J. Zakin, Esq.

Harding Group II, LLC
232 & 234 Mt. Kemble Avenue, Block 5403, Lots 8 & 9
Morris Township

Specifications / variances include ...

RA 15 Zone (Single family detached residence / cluster residential zone development zone)

18 Dwelling unit configurations: One Three Bedroom, 15 Two bedroom, Two One bedroom

Parking – 40 spaces (including 18 indoor garage, 19 surface spaces, 3 EV),

37,637 Lot area proposed where 15,000 is required is conforming. The Site spans Block 5403 Lots 8 and 9; the property will be merged into one lot; the lot merger will be memorialized in a deed that will be submitted to the Township for approval and will be recorded with the office of the County Clerk.

- Residential density: 2,213 sq ft / unit (per acre) – 1 DU / 0.34 per ordinance, where 15,000 sq ft per unit is required

Bulk C Variances:

- Min front yard setback: 19 ft where 50 ft is required (15 unit); 22.3 ft (3 unit)
- Min side yard setback: 13 ft where 20 ft is required (single)
- Max building height: 48.9 ft proposed where 35 ft is required – (15 unit); 39.3 ft (3 unit),
- Max building coverage: 26.8% proposed where 20% is required
- Max impervious coverage: 68.9% proposed where 7.7% is existing and 45% is required
- Accessory Structure located in front yard (pump house)
- Non-conforming building mounted sign (Prudden/Armstrong Bldg.) of 10 sf where a maximum of 2 sf is permitted

D Variances:

D(1) Use Variance is required for two proposed principal structures located on a single lot where only one is allowed

D(1) Use Variance is required for multifamily use in a single family zone

D(5) Density variance – multifamily in single family zone (2,213 sq ft / unit (per acre) – 1 DU / 0.34 per ordinance)

D(6) Height variance, > 10% maximum per ordinance

Narrative for Application from Alan J. Zakin, Esq.

Harding Group II, LLC
232 & 234 Mt. Kemble Avenue, Block 5403, Lots 8 & 9
Morris Township

Compare to related Township Zones:

RG-5 (Multiple Family Dwelling Zone) 12.1 DU / Acre per ordinance

RA-11 (Single Family detached residence zone) 1 DU / 0.25 acres per ordinance

RA-7 (Single Family detached residence zone) 1 DU / 0.17 acres per ordinance

Relevant Master Plan elements:

Goal 1: Preservation of Residential Character of the Community - any new multi-family development would occur only in carefully selected areas (p.9)

Goal 2: Minimization of Pollution – State of the art stormwater runoff and water quality control and septic technology will be employed

Goal 3: Preservation and Enhancement of Historic Sites and Recreational Facilities for Public Enjoyment - detailed Historic Plan Element had been adopted which identified building sites and districts in the Township which were of noteworthy historic significance and that specific steps should be taken to incorporate them into the land use planning framework of the Township. (p.9)

- Explore innovative methods for preserving historic sites with the goal of both protecting historic resources while also protecting the rights of individual property owners
- Be mindful of other preservation efforts that may link our historic sites to local, county, and state-wide tourism opportunities

Goal 4: Maintenance of Existing Commercial Areas and Restriction on New Commercial Development – Changes in commercial land use were not foreseen in the context of the Master Plan (p.10)

We look forward to working with the community to make this project one that will be an asset for those who become residents therein, their immediate neighbors in the zone, and those throughout the Morris Township community.

Impervious coverage:

15 Unit building (2 one bedrooms, 12 Two bedrooms and 1 Three bedroom unit): 8,375 sq ft

3 Unit building (3 two bedrooms): 1,135 sq ft

Narrative for Application from Alan J. Zakin, Esq.

Harding Group II, LLC
232 & 234 Mt. Kemble Avenue, Block 5403, Lots 8 & 9
Morris Township

Total impervious – with accessory buildings, walkways and other impervious foundations for equipment: 29,915 sq ft (68.9%).