

TOWNSHIP OF MORRIS
PLANNING BOARD APPLICATION
P.O. BOX 7603, 50 WOODLAND AVENUE, CONVENT STATION, NJ 07961-7603
PHONE # 973-326-7215 FAX #973-605-8363

The Technical Committee (TCC) meets the first and third Thursday of each month. The Planning Board meets the first and third Monday of each month. An application must be received (2) weeks prior to a TCC meeting for scheduling. Once the TCC has deemed the application complete and ready for consideration by the Board, a public hearing will be scheduled through the Board secretary.

File **original** and **fifteen copies** of application form with **required application and escrow fees. All applications** (except final major subdivision), shall be accompanied by **sixteen copies** of **Plat Plan** showing complete subdivision/ site plan, adjacent properties, key map and all other requirements in accordance with the land development (chapter 57) and zoning (chapter 95) ordinances of the Township of Morris. The **Planning Board** meets the **first** and **third** Monday of every month. **Filing is required three weeks prior** to the meeting.

CHECK TYPE (S) OF APPLICATION (check all that apply):

- | | |
|--|--|
| ☐ MINOR SUBDIVISION | ☐ CONCEPT REVIEW (TCC) |
| ☐ MAJOR SUBDIVISION / PRELIMINARY | ☐ "C" VARIANCE (s) _____ (#) |
| ☐ MAJOR SUBDIVISION / FINAL | ☐ EXCEPTIONS (aka Waiver) (s) _____ (#) |
| ☒ SITE PLAN/ AMENDED SITE PLAN | ☐ "D" (USE) VARIANCE |
| ☐ CONDITIONAL USE | ☐ OTHER (Please Specify) _____ |
| ☐ SITE PLAN WAIVER | |

1. APPLICANT (S) INFORMATION:

NAME Toll NJ I, LLC

PHONE # 973-643-7000 FAX 973-643-6500 EMAIL FVitol@silscummis.com

ADDRESS c/o Frank Vitolo, Esq., The Legal Center, One Riverfront Plaza, Newark, NJ 07102

Please check one: OWNER ☐ or Purchaser under contract ☒

* If not owner, attach separate sheet giving owners consent to file application*

IF APPLICANT IS NOT THE OWNER, PLEASE PROVIDE THE FOLLOWING INFORMATION: **See Affidavit of Ownership

OWNER'S NAME Jersey Central Power & Light PHONE # _____

ADDRESS 300 Madison Avenue, Morristown, New Jersey 07960

HAS THE OWNER OF THE PROPERTY IN QUESTION SIGNED THEIR CONSENT ON THE PLANS BEING SUBMITTED?

YES ☐ NO ☒ IF NO, A NOTARIZED AFFIDAVIT OF OWNER'S CONSENT **MUST** BE ATTACHED.

2. PROPERTY/TRACT INFORMATION:

BLOCK (S) 8601 LOT (S) 4 NAME OF PROPERTY/TRACT (IF ANY) 300 Madison Avenue

STREET ADDRESS 300 Madison Avenue

ZONING DESIGNATION TH-15/AH AREA OF PROPERTY/TRACT (acreage or square feet) +/- 8.05 acres

PORION OF LOT BEING UTILIZED (percentage) _____ Totality of the lot will be utilized

3a. **VARIANCES REQUESTED** No (YES or NO) 3b. **WAIVERS REQUESTED** No (YES or NO)

IF VARIANCES AND/OR WAIVERS ARE REQUESTED, PLEASE STATE DETAILS (including specific ordinance section (s) from which relief is being sought) Not Applicable. The project has been designed to comply with all applicable zoning requirements and design standards

4. **DEVELOPMENT PLANS - BRIEF EXPLANATION:** Demolish and remove existing improvements and develop a residential townhome community consisting of 118 residential units (94 market rate and 24 affordable) and associated improvements, including, but not limited to off-street parking, tenant amenities, utilities, stormwater management infrastructure, paving and curbing, sidewalks and internal walkways, landscaping, lighting, and fencing.

Major or Minor Subdivision, Provide the following: NUMBER OF PROPOSED LOTS N/A

NUMBER OF PROPOSED UNITS: MARKET 94 AFFORDABLE 24 (1 BR: 4; 2 BR: 12; 3 BR: 8) TOTAL 118

ATTACHING ADDITIONAL SHEETS, IF NECESSARY, TO THE APPLICATION? YES ☐ NO ☒

5. OTHER (Please Explain) N/A

6. **PERSONS OR FIRM PREPARING PLANS:** InSite Engineering, LLC
ADDRESS 1955 Route 34, Suite 1A, Wall, NJ 07719 TELEPHONE NO. 732-531-7100
FAX NO. _____ EMAIL Eric@insiteeng.net (copy to Emily.Szafranski@insiteeng.net)

7. **ATTORNEY NAME** Frank J. Vitolo, Esq., Sills, Cummis & Gross, PC
ADDRESS The Legal Center, One Riverfront Plaza, Newark NJ 07102 TELEPHONE NO. 732-643-6987
FAX NO. _____ EMAIL FVitolo@sillscummis.com (copy to JKoodray@sillscummis.com)

8. **OTHER PROFESSIONALS (IF ANY) WORKING ON APPLICATION**
NAME KTGY (Architect)
ADDRESS 2001 K ST. NW, South Tower, Suite 200, Washington DC, 20006 TELEPHONE NO. 202-599-9191
FAX NO. _____ EMAIL _____

NAME Gary W. Dean, PE, PP - Dolan & Dean Consulting Engineers, LLC (Traffic Engineer)
ADDRESS 181 West High Street, Somerville, NJ 08876 TELEPHONE NO. 908-927-0100
FAX NO. _____ EMAIL Gary@dolandean.com

May 6, 2026

 SIGNATURE OF APPLICANT, ATTORNEY, AND/OR AGENT FOR APPLICANT

DATE

Frank J. Vitolo, Esq. / Sills Cummis & Gross P.C.

PRINTED NAME

Attorney for Applicant

RELATIONSHIP TO APPLICANT