

Minutes of the Regular Meeting of the Morris Plains Planning Board held on December 8, 2025 at 7:30 P.M. in the Council Chambers, 531 Speedwell Ave. Morris Plains, NJ. The following members were present:

PLEDGE OF ALLEGIANCE

Present: Mr. Steve Augenblick
Mr. John Bezold, Vice Chair
Mr. Andrew Wolff
Ms. Marianne Steckert
Mr. Michael Garavaglia, Chair
Mr. Bill Houston
Mayor Jason C. Karr
Mrs. Suzanne McCluskey

Andrew Brewer, Board Attorney
Ms. Elizabeth Leheny, Borough Planner
Harold Maltz, Borough Traffic Consultant
William Ryden, Borough Engineer
Karen Coffey, Board Secretary

The meeting was called to order by Mr. Garavaglia. Mr. Garavaglia made the statement that adequate notice of this meeting has been published and posted in accordance with Chapter 231 of the Public Law of 1975, "Open Public Meetings Act." This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

APPROVAL OF MINUTES

Mrs. McCluskey made a motion to approve the minutes of the November 17, 2025 meeting, with correction, seconded by Mr. Houston Voice Vote. All in Favor. Mr. Wolff abstained.

Motion carried.

COMMENTS FROM THE PUBLIC

COMMITTEE REPORTS

Minor Site Plan Committee

- None

Master Plan Review Committee

- None

CORRESPONDENCE AND BILLS

Mrs. Coffey stated there are no correspondences.

Maraziti & Falcon, LLP

PO #20252198 \$ 332.50

General Legal Services for the month of November

Mr. Augenblick moved to approve the Purchase Order, seconded by Mr. Bezold.

Roll Call

Yeas: Mr. Augenblick, Mr. Wolff, Mr. Bezold, Ms. Steckert, Mr. Houston,
Mayor Karr, Mrs. McCluskey, Mr. Garavaglia

Nays: None

Abstain: None

Absent: None

Motion carried.

APPLICATIONS

Application: PB – 1-25 – Rivian, LLC. – Public Hearing

Block: 23 Lots:1.01 329 Speedwell Avenue

Mr. Paparo, attorney for the applicant, introduced himself. He stated the public hearing is for preliminary and final site plan and variance approvals. He stated a landscape plan has been provided. Mr. Paparo gave a brief overview of the application and site. He introduced Sylvia Brandi. Mr. Brewer swore in Ms. Brandi.

Ms. Brandi stated she is a Sr. Lead Real Estate manager. She described why the site was chosen. She gave an overview of the company and the vehicles. Ms. Brandi said the hours of operation are 7:00 a.m. to 7:00 p.m. 6 days per week. She described the maintenance of vehicles: mobile, remote and on-site. Service visits can be same day or overnight depending on the issue. She described the process from ordering a vehicle, on-line, to pick up at the Speedwell location. This location is primarily a service center, 80% service, 20% people coming to pick up vehicles.

Discussion of EV chargers that are only for the customer base.

Ms. Brandi stated there is extensive security, cameras and door locks. The site is monitored 24/7 by an offsite team. There are approximately 25 to 35 employees. However, they are not there at the same time. The vehicles are delivered by carrier truck. Discussion of other site deliveries such as vehicle parts. Ms. Brandi stated Rivian works with local municipalities including the fire department. There is no battery storage on site.

Mayor Karr asked how many vehicles will be delivered monthly.

Ms. Brandi replied since the vehicles are ordered on line, you have the option to choose a pick up location. It could be 30 vehicles per week. However, this location is primarily for service.

Mayor Karr asked how many vehicles are serviced weekly.

Ms. Brandi replied between 30 and 50.

Mayor Karr asked what attracted Rivian to Morris Plains.

Ms. Brandi stated the customer base is here and zoning works for this type of facility.

Mr. Garavaglia asked for questions from the Professionals.

Mr. Ryden had no questions.

Ms. Leheny asked what time of day vehicles will be delivered.

Ms. Brandi stated she does not have specific times. However, they could limit deliveries to be only during business hours.

Ms. Leheny asked how many employees will be on site at one time.

Ms. Brandi replied there may be some overlap but the 25 to 35 employees will not be there at the same time.

Ms. Leheny asked what will prevent people from using the EV chargers after hours.

Ms. Brandi replied the chargers are being used by vehicles to be picked up or vehicles that are there for service.

Mr. Garavaglia asked if the EV chargers are not being used what would stop someone from using them. Is the connection universal?

Ms. Brandi said she will get an answer but believes there is the ability to lock them down.

Mr. Maltz asked for confirmation that the hours of operation are 7:00 a.m. to 7:00 p.m.

Ms. Brandi stated these are the standard hours but every site could be different.

Questions from Board Members

Mr. Augenblick asked if the service center includes a body shop.

Ms. Brandi replied "no".

Mr. Augenblick asked how many vehicles come in and out of the lot on a daily basis.

Ms. Brandi stated service and pick up is by appointment only so you can only have so many appointments per day, perhaps 20 per day.

Mr. Augenblick asked if there is a fire risk with vehicles stored overnight.

Ms. Brandi replied there are approximately 75 vehicles on site but only 16 chargers. The vehicles have a mechanism to shut off. Also, all sites have security systems manned 24/7.

Mr. Wolff asked if the building will have solar.

Ms. Brandi stated it is a growing platform but it is not something they is required to move forward with the project. It will depend on the partnership with the landlord.

Mr. Wolff asked if there is a typical impact on the grid and was an analysis performed?

Ms. Brandi replied the outside chargers are approximately 50 amps. It is not a powerful charger. The building has 1600 amps.

Mr. Paparo stated the civil engineer can talk about the utilities.

Mr. Wolff asked about fire risk mitigation in the structure.

Mr. Paparo stated the civil engineer can talk about this. He has received comments from the fire department and has prepared a response.

Mr. Wolff asked if heat sensors are part of the security system.

Ms. Brandi replied the vehicles have a mechanism that triggers an alert.

Ms. Brandi stated Amazon is the first partner. Vehicles in the area can also be serviced here if it is the closest service center.

Mr. Bezold asked where the closest location is at this time.

Ms. Brandi replied Trenton, NJ.

Ms. Steckert asked how many vehicles will be stored for use by mobile technicians.

Ms. Brandi said the technicians usually take the car home with them.

Ms. Steckert asked if they do not take the vehicles home, could they come to the site after hours.

Ms. Brandi replied "yes" but that typically does not happen.

Ms. Steckert asked if there will be the ability to test drive a vehicle.

Ms. Brandi stated you can do a "demo" drive.

There was a discussion of other locations.

Mr. Houston asked if this would be the only location in NW New Jersey.

Ms. Brandi stated they are currently working on a lease for another location approximately 45 minutes away.

Mr. Houston asked if there were any locations adjacent to a residential district.

Ms. Brandi said Woodbridge is but it is also adjacent to a major highway. The location in South Jersey that they are working on is across the street from a residential area, All the locations she is working on in her territory are about 50/50 residential/non-residential.

Mr. Houston asked Ms. Brandi to site some examples of giving back to the community.

Ms. Brandi said she would have to connect with the right person to answer this question.

Mr. Houston would like to know the benefit to Morris Plains. How would initiatives in other areas apply to Morris Plains.

Ms. Brandi stated she could not answer this question.

Mr. Paparo said it would be an improvement to the site, add jobs and bring in ratables.

Mr. Houston asked why the chargers could not be open for public use.

Mr. Paparo stated the Rivian operational model will not have many available chargers for public use. There would not be the worry of chargers being used after hours.

Mrs. McCluskey asked if Rivian advertises and hires locally.

Ms. Brandi said absolutely. There is a training center in Iselin NJ for new hires.

Mrs. McCluskey asked if the service center would be open to give tours to organizations such as the Boy Scouts and Girl Scouts.

Ms. Brandi replied that yes they would.

Mr. Garavaglia asked for questions from the public.

Thomas Spinella – 17 E. Hanover Avenue, Morris Township – He asked if the residents will be dealing with trucks backing up at night and early morning and lights shining into houses.

Ms. Brandi stated delivery time can be limited to business hours.

Mr. Spinella asked if there was a plan for the lighting. He is also concerned with garbage disposal late at night and deliveries of vehicles.

Mr. Paparo replied the engineer can speak to this.

Carolyn Bennett – 19 Dayton Road – She asked Ms. Brandi to expand on the demographics.

Ms. Brandi said EV vehicles are more expensive and Morris Plains is a wealthy community. A lower priced vehicle will be produced next year and is approximately \$45,000.00. Morris Plains is also an educated area.

No further questions from the public.

Mr. Paparo introduced the project architect, Ian Ramous, SVP Director of Architecture 601 Main Street, Suite 200, Cincinnati, Ohio. Mr. Brewer swore in Mr. Ramous.

Mr. Ramous presented his qualifications. He stated he has experience working with Rivian. He and his firm designed the plans for Rivian at 329 Speedwell Avenue; and gave a description of the project. It is a complete demolition of the interior. The majority of the interior of the facility will be lifts and service related items. Drawing A1.11 is the construction plan. It also includes a customer lounge, restrooms, offices, break room, storage for hazardous waste and 2 fire retardant cabinets. Mr. Ramous stated code does allow some quantities of hazardous waste. They will be upgrading the sprinkler system to OH2. Drawing A2.01 shows the exterior renovations. The west façade facing Speedwell Avenue will have overhead doors. The overhang will be shortened to accommodate the doors.

Mr. Paparo confirmed that these are the same plans previously submitted to the Board. Discussion of wall signage on south elevation, west elevation will have a sign over the main entry to the building, another sign will signify the Service area and Rivian trademark logo. Other interior signs are directional for customers.

Questions from Professionals

Mr. Ryden asked for more information on hazardous waste.

Ms. Brandi stated the hazardous waste would be coolant and brake fluid. The applicant can provide a list and quantities of hazardous materials from other locations. There is no oil and materials are less than what you would normally see at a service center.

Mr. Ryden asked how the materials are disposed of.

Ms. Brandi stated they have a third party vendor to pick up materials and haul them away.

Mr. Ryden asked if the water service would need to be upgraded to accommodate the fire sprinkler system.

Mr. Ramous stated he could not speak to this but he knows a new water line was being brought in to the building.

Ms. Leheny asked for confirmation that codes referred to are Building codes.

Mr. Ramous stated that is correct.

Ms. Leheny stated there appear to be more directional signs.

Mr. Paparo stated this will be discussed later.

Mr. Maltz had no questions.

Questions from Board Members

Mr. Augenblick asked if this layout is unique to the Acme site.

Mr. Ramous stated each renovation is unique. They try not to rip out an entire building. Due to the age of the building, more work was needed.

Mr. Wolff asked if the customer lounge will have clear site lines to the vehicles being serviced.

Mr. Ramous replied, not in this instance.

Mr. Bezold asked the height of the overhead doors.

Ms. Brandi stated the doors are 12' x 14'.

Ms. Steckert asked in the event a battery has gone bad, where is it stored.

Ms. Brandi stated it stays in the vehicle until the new battery is installed. The old battery is then shipped back. The vehicle can be stored inside or outside until the battery is replaced.

Mr. Garavaglia asked if there were any other entrances to the building other than the ones in front.

Mr. Ramous replied the car and customer entry are on the front façade.

Mr. Houston asked for a description of the battery.

Ms. Brandi stated the battery is the entire base of the vehicle.

Mr. Houston asked if the new battery is delivered through the loading dock.

Ms. Brandi replied, "yes".

Mr. Ramous pointed out the location of the loading dock. It is in the same location as existing loading dock. There may be some interior renovations.

Mr. Houston asked if the loading dock can accommodate the large batteries.

Ms. Brandi replied "yes". If not, they can go in through the drive in doors.

Mr. Houston asked where on the drawing is the hazmat area is located.

Mr. Ramous pointed to the location.

Mr. Houston said the area appears to be open. He believes Mr. Ramous stated earlier that it does not need to be enclosed.

Mr. Ramous stated that is correct, due to the small quantity of materials.

Mr. Houston asked how long a battery can be stored.

Ms. Brandi replied it could be 24 to 72 hours.

Discussion of lifts. Mr. Ramous stated 16'8" is the minimum clearance needed for a lift.

Mr. Houston asked the interior height of the building.

Ms. Brandi replied it is 22'.

Mr. Houston asked if the sign on Speedwell Avenue side and East Hanover are interior lit.

Mr. Ramous replied that is correct, they are LED lights.

Mr. Houston asked how bright the sign is and would there be any consideration to turn it off at night.

Mr. Ramous stated this could be considered.

Mayor Karr asked for a walkthrough of the interior of the building. What is the square footage?

Mr. Ramous reviewed Sheet A1-11; he stated the entire building is 32,000 s.f. He does not know how much of it is the service center.

Mayor Karr asked what are the interior finishes.

Mr. Ramous replied Rivian likes a clean aesthetic, mostly white.

Mayor Karr asked for a walkthrough of the entire exterior of the building.

Mr. Ramous pointed out entrances/exits and lighting. He stated code requires a certain amount of illumination. Northside of the building that abuts Arbor Terrace has no doors or lighting.

Mayor Karr asked for the details of exterior finishes.

Mr. Ramous stated the majority of the building is white with accent colors (black/forest green).

Mayor Karr asked if upgraded sprinkler system contains any chemicals.

Mr. Ramous stated it is only water.

Mrs. McCluskey asked if the overhead doors are glass, wood or metal.

Mr. Ramous replied they are metal with glass.

Mayor Karr asked how the doors are operated.

Mr. Ramous stated there are motion sensors.

Ms. Brandi stated they can be closed automatically. All other doors are manual.

Mr. Houston stated on the back side of the building there are residential apartments. What is the lighting for the loading dock?

Mr. Ramous stated there is not a lot of light, just enough to meet code requirements.

Mr. Ryden asked if there were elevation drawings showing colorized renderings of the building. If not, we should have this.

Mr. Paparo stated they could submit something.

Questions from the Public

Catherine Spinella – 11 E. Hanover Avenue, Morris Township – She asked if there has been any consideration to the noise from the doors going up and down.

Mr. Ramous stated the new high speed doors are much quieter.

Mr. Paparo stated the site is required to comply with the Borough noise ordinance.

Ms. Spinella is concerned with the neon signs across from her home.

Mr. Paparo stated the Civil Engineer will discuss this and talk about variances being eliminated tonight by reducing some of the signage.

Ms. Spinella is concerned with the hazardous waste materials.

Mr. Ramous stated there will not be any seepage.

Mr. Paparo reiterated there is a 3rd party vendor to remove hazardous materials.

Ms. Brandi said it is hard to predict how often materials will be picked up. It is based on usage.

Mr. Garavaglia stated it sounds as though there are processes and protocols put in place. However, has there ever been an incident?

Ms. Brandi stated not that she is aware of.

Further discussion of hazardous materials. Rivian materials vs. gas station materials. Information will be sent to Mr. Ryden listing materials and levels.

Mr. Ryden asked if there was an on-site spill or hazardous waste program?

Ms. Brandi stated there are protocols and people who can be contacted. All on-site employees have been trained. She will share the written protocol with the Board.

Mr. Paparo introduced Civil Engineer Robert Freud, PE, PP, Director Dynamic Engineering, 1904 Main St. Lake Como, NY.

Mr. Brewer swore in Mr. Freud.

Mr. Freud presented his qualifications. He reviewed exhibits:

A1: dated 12/8/2025 – Overall area map

A2: dated 12/8/2025 – Same orientation as A1 with larger scale. The property is 3.375 acres located in the B2 zone. The building is 32,900 s.f. Description of current lighting and landscaping. There is a minor slope going from North to South. There are 3 points of access: main driveway on Speedwell Avenue, 2 driveways on E. Hanover Ave. There is no access from the Buckley Way. There is a 4' grade differential in this area. Mr. Freud described the loading dock and parking. In total there are 182 parking spaces on site today.

A3: Site Plan Rendering dated 12/8/2025. Super imposed site plan and landscaping plan. Interior shell of building will be demolished. Parking lot will be milled, overlaid and restriped. Access to the site will be maintained on Speedwell Avenue, after feedback from County and the Borough western most access on East Hanover Avenue, near the intersection will be closed off. The driveway closes to the Buckley Way will stay. Left turns from this driveway will be eliminated. They will be redoing handicap spaces in front of building. Another change will be to the 5 parking spaces on Speedwell Avenue. They will be moved back 30' which will allow more landscaping. There will be a reduction of 19 parking spaces, there will now be 163 spaces. There are 18 EV parking spaces. The EX spaces are 10' wide. Grading and storm water remain the same. A trench drain will be added so water does not run out to E. Hanover Ave. There will be 1,300 s.f. reduction in impervious coverage which reduces run off from the site and satisfies storm water requirements. There is a proposed transformer at rear of building to provide upgraded electric service. There will be a distribution system along the front to serve the EV spaces. Water service will be upgraded to provide additional flow to satisfy fire demands and domestic water flow. It is not yet finalized. Once the applicant receives approval, they will engage with the Fire Chief to determine actual water demand. The Borough Fire Chief has requested relocation of fire pump connection. The applicant has no objection to this. They have also requested 2 additional fire hydrants. The applicant would like to review this with the fire official. Landscaping will be supplemented on Speedwell Avenue. A tree will be added to E. Hanover Avenue where the driveway is being removed and another tree will be added near The Buckley Way. Additional shrubs will be added to provide screening.

Mr. Paparo asked how far the frontage of the building is from E. Hanover Avenue.

Mr. Freud stated the setback is 133' from the right of way line. The setback to Speedwell Avenue is 282'. Lighting will be replaced with LED fixtures. The location of the poles will be the same but there will be new poles. In the NW corner they exceed illumination levels by a few tenths of a foot candle. In his opinion there is no negative impact to this. They are asking to add 20' high double headed fixtures. There are two signs proposed: one at the driveway on E. Hanover Avenue and one at the driveway on Speedwell Avenue. As per ordinance, they are "modest signs". Overall height will be 7'. The bottom of the sign will be raised 2' to meet code. There will be contrasting colors and matte finish. They are requesting metal panel signs.

Ms. Leheny asked how the signs will be lighted.

Mr. Freud said they will be internally lit.

Mr. Paparo asked for details of wall signs.

Mr. Freud stated there is one facing E. Hanover Avenue and one facing Speedwell Avenue. The letter height is 2' where 1' is permitted. There is a directional sign on the SW corner of the building to direct customers.

Ms. Leheny asked for the number of directional signs.

Mr. Freud deferred to Mr. Ramous, who replied 6 on front façade and 2 by each exit. Reviewed sizes of signs.

Mr. Freud stated deliveries could be limited to hours of operation. There is a trash enclosure at the NW corner of the building. It is easily accessible. The applicant will accommodate the request for a masonry enclosure. Mr. Freud stated dimensional variances have been eliminated.

Mr. Brewer asked if there are any items in Mr. Ryden's letter dated 11/24/2025 that require a response.

Mr. Freud stated they can all be addressed as condition of approval. One permit that would be required, in addition to the County, is the DOT since Speedwell Avenue is a state highway. The service center will be lower traffic generator than the ACME was. The DOT on December 5, 2025 issued a Letter of No Interest which means they agree with trip generation calculation. Mr. Freud will send a copy to Mrs. Coffey to distribute to the Board (Exhibit A4).

Discussion of soil disturbance, trenching as part of utility improvement, minor area at closure of driveway. There may be 500 yds. or less. They will file with the Conservation District.

Mr. Paparo asked about the requests from the Borough Fire Chief and Borough Traffic Consultant, Mr. Maltz, letter dated 11/5/2025.

Mr. Freud stated they are confident they can satisfy the requests of the Fire Chief. There were some operational questions re. traffic that have been addressed.

Mr. Garavaglia asked about cut through traffic.

Mr. Freud stated this will be addressed via signage. Reached out to the County and there are no plans for a right turn lane or improvements on the County road.

Mr. Ryden asked about lighting levels in parking area.

Mr. Freud stated there are some building mounted light near the loading area. The lighting at the rear of the building and SW corner near the laundromat drops below the .5-foot candle.

Mr. Ryden asked the distance of spillage beyond the property line.

Mr. Freud stated it is 5'. Site triangle will be provided and a waiver will not be requested.

Mr. Ryden confirmed all other items in his letter will be complied to.

Mr. Freud agreed.

Mr. Ryden asked about Item #12 on page 3 of his letter to do with performance standards, noise, odors, smoke and glare.

Mr. Freud stated they will provide a compliance statement to go in to the record. Typically, odor and smoke is not happening. Noise and glare have already been discussed. He believes they will be compliant.

Mr. Ryden asked about Item #17(e) & (f), refuse and recycling collection hours.

Mr. Freud stated they will be with a private hauler so there is flexibility in controlling the contract.

Ms. Brandi stated they will try to limit to business hours.

Mayor Karr stated it is unacceptable for them to come outside business hours. We have arranged with other businesses a locking mechanism to prohibit pickup outside business hours.

Ms. Brandi stated they can do this.

Mr. Ryden asked for the hours of operation of site lights and signs.

Mr. Freud replied site lighting will be on from dusk to dawn.

Mr. Ryden asked if some site lights could be turned off or dimmed.

Mr. Freud replied they will look in to this.

Mayor Karr asked Mr. Spinella to point out the location of his house.

Mr. Spinella stated he is awakened every night at 3:00 a.m. by the lights from Conroy Florist. He believes Rivian is trying to mitigate issues with lighting.

Mr. Ryden asked if the signs will be turned off at the end of business hours.

Mr. Freud said the sign goes off at the end of business hours.

Ms. Leheny stated they are providing 163 parking spaces. The calculation, according to Borough Code is a minimum of 22 space, most conservative is 73 spaces. Some spaces were removed to provide landscaping along Speedwell Avenue. Can this be done along E. Hanover Avenue?

Mr. Freud stated 163 spaces are needed.

Additional discussion of number of parking spaces.

Mr. Garavaglia asked if it is an option to eliminate another 20 spaces on E. Hanover Avenue in order to improve landscaping.

Mrs. McCluskey suggested “beefing up” landscaping and “banking” parking spaces. In the future, if spaces are needed, you would be approved to use them.

Ms. Brandi stated she does not understand how that will work.

Mr. Freud said he and Ms. Brandi would need to discuss this. As far as banking, you would be ripping out pavement for landscaping. This will need to be discussed internally.

Mrs. McCluskey stated the landscaping is important as this is the gateway to our town.

Ms. Brandi feels they can accommodate landscaping without digging up parking spaces. They are only leasing the property. They have a 10-year lease.

Ms. Leheny stated the last applicant for this property did approve a 20’ wide setback on E. Hanover Avenue.

Ms. Brandi said spaces have already been removed to provide landscaping on Speedwell Avenue.

Ms. Leheny asked for confirmation that the lights are dark sky compliant.

Mr. Freud confirmed.

Ms. Leheny asked why they chose the location for the trash enclosure.

Mr. Freud stated they are working with the existing property. The location is more conducive to removal of the trash. Also, from the residential side, you will see the 6’ high wooden fence and not the trash enclosure.

Ms. Leheny asked if the ground signs were internally illuminated. The Borough ordinance stated indirectly lighting. She suggests the Board consider this.

Mr. Maltz stated plans have been modified to have 2 access drive: Speedwell Avenue (no left turn out) and no left turns in or out of the driveway on E. Hanover Avenue. As noted in his letter, if there are no left turns allowed, you cannot go East. Was this addressed with the County?

Mr. Freud stated they have not gone back to the County to finalize this. The limit of no left turns and driveways does not materially impact the use.

Mr. Maltz asked if each driveway will be signed with No Left Turn.

Mr. Freud replied "yes".

Mr. Maltz stated the County's original preference was to close both driveways on Hanover Avenue and have a driveway on to The Buckley Way.

Mr. Freud stated there is a 4' differential from the parking lot to The Buckley Way, that is why it cannot be done.

Mayor Karr stated the parking on The Buckley Way is used for other businesses and residents so a driveway would not be a preference.

Mrs. McCluskey asked what is happening with the elimination of left hand turns. You are forcing traffic on to residential streets to turn around.

Mrs. McCluskey read an excerpt from the Morris County Master Plan – Circulation Element adopted October 18, 2018 – pg.2-8 the East Hanover Corridor Traffic Study (2013). The most important thing they wanted was a right turn only lane on E. Hanover where it meets Speedwell Avenue. She said the County never looked at this. By prohibiting left turns more traffic will be on local streets.

Mr. Wolff asked where the trucks are going to go. A car carrier will not fit under the railway pass.

Mayor Karr stated a transport carrier will fit under the railway pass. The pass is 13'8" and a carrier is 13'6".

Mr. Wolff stated a transport vehicle going down Speedwell Avenue and then left on to Tabor Road is not good traffic planning.

Mr. Augenblick asked how 53' tractor trailer will get in without backing up traffic on Hanover Avenue?

Ms. Brandi replied the E. Hanover driveway will not be used for car carriers.

Mrs. McCluskey mentioned again that a right turn lane was never mentioned in the County letter.

Discussion of E. Hanover Avenue and Ridgedale Avenue.

Mrs. McCluskey stated she would not consider the 2013 traffic study from the County.

Mr. Maltz stated he was not aware of the report but someone from the Board or the applicant should raise this with the County.

Mr. Freud said he hears the comments but ultimately they need approval from Morris County. The applicant's traffic engineer will speak to the County and look at the 2013 report.

Mr. Maltz asked if he could continue with his comments. Relating to access being proposed, what sheet shows the truck turning template.

Mr. Freud apologized that was not part of the package. Exhibit A5: Vehicle Circulation Exhibit dated 12/8/2025 shows the truck turning template. A copy will be sent to Mr. Maltz. Exhibit A5 shows vehicles coming in and out from multiple directions. The car carrier was not part of this exhibit.

Mr. Maltz stated this is a critical design element.

Mr. Freud stated they can do an overlay showing this to Mr. Maltz.

Mr. Maltz asked how many cars are on the car carrier.

Mr. Freud replied approximately 5.

Mr. Maltz would like to see data that the trucks will fit and not overhang on to Speedwell Avenue or E. Hanover Avenue. He also wants confirmation that a car carrier will fit under the railway overpass. Mr. Maltz stated other points in his letter have been answered: cut through, signage, days of operation, DOT letter of No Interest. Parking space sizes conform to ordinance.

Discussion of parking spaces.

Mr. Garavaglia stated, as it already 10:08 p.m., additional testimony will be needed. The Board may ask questions on the testimony provided thus far.

Mayor Karr asked for confirmation that the light bases are staying and new poles will be added.

Mr. Freud replied that is correct and they will be repainted.

Mayor Karr asked who owns the fence between Arbor Terrace and 329 Speedwell Avenue.

Mr. Freud stated, on the survey, it is on the Arbor Terrace property line.

Mayor Karr asked if there will be lawn sprinklers for the new landscaping.

Mr. Freud said there is no intention to do this.

Mayor Karr asked if bollards will be placed anywhere on the property.

Mr. Freud replied that he would have to check, there may be some where the EV equipment is.

Mayor Karr asked if there will be additional landscaping along The Buckley Way.

Mr. Freud stated there are some gaps in the current landscaping. They will come back with a proposal to fill those gaps.

Mayor Karr asked about snow placement.

Mr. Freud said there will be operations to handle snow removal, the perimeters of the site will be used.

Mayor Karr asked if the trash compactor will be removed.

Mr. Freud replied that they have no use for a trash compactor.

Mayor Karr asked where the A/C units will be located.

Mr. Freud they are on the roof and will comply with performance standards.

Mayor Karr asked if the damaged sidewalks along Speedwell Avenue and E. Hanover Avenue will be taken care of.

Mr. Freud replied, "yes".

Mrs. McCluskey asked if the dead tree along Arbor Terrace will be removed and replaced.

Mr. Freud replied "yes".

Discussion of trees with invasive vines.

Mr. Houston asked how the reduction of parking spaces is detrimental to the business.

Ms. Brandi stated there will not be enough parking.

Mr. Houston asked why there needs to be so much parking for a service center.

Ms. Brandi stated there are 14 employees at any given time, cars are coming and going all day. Operationally, a reduction in parking spaces will be limiting.

Mr. Houston does not understand why 163 parking spaces are needed.

Ms. Brandi said they leased this building because it had the parking.

Mr. Paparo asked what the harm is in the number of parking spaces.

Mr. Houston said in the 2008 Master Plan, one condition is that we preserve and protect the established character and natural resources of the Borough. He feels the applicant has a responsibility to improve the site.

Mr. Paparo feels there is a balance, the Engineer stated the improvements to the site.

Further discussion of parking and landscaping on E. Hanover Avenue, Speedwell Avenue and The Buckley Way.

Mr. Houston would like to see more on traffic flow. He asked who is paying for the additional fire hydrants.

Mr. Freud replied Rivian. He will also check on the height of the trees.

Mr. Wolff stated red bud trees are not tall, they do not like compacted soil or dry roots. If there are no sprinklers, they may need to think about different trees.

Mr. Houston asked Mr. Freud to indicate where the lights will be in the parking area.

Mr. Freud said they are using the existing poles. He pointed out the lights on the Exhibit and will check on lumens.

Mr. Houston is concerned about the brightness of the lights for the residents on Hanover Avenue.

Mr. Freud pointed out the location of the monument signs. He confirmed they are internally lit.

Ms. Leheny stated they will require a variance for signs to be internally lit.

Ms. Steckert asked if there are air pumps, externally.

Mr. Freud replied, "no", they are inside.

Ms. Steckert stated the landscaping on E. Hanover Avenue and The Buckley Way are hydrangeas and grasses. She would like to see more street tree plantings and requests the applicant look further at this. Ms. Steckert asked if the power cabinets are internal or external, referred to Construction Detail, Sheet 10.

Mr. Freud said they are external.

Ms. Steckert asked the size of the power cabinets.

Mr. Freud replied 3' x 5'. This power feeds into an underground conduit to feed the EV chargers.

Ms. Steckert asked if there is an alternative to signs to stop cut through traffic. Could there be speed bumps.

Mr. Freud said they will work with the Professionals on other solutions. He feels the biggest deterrent to cut through traffic is an active site.

Mr. Wolff asked when they look at circulation could they look at the bottom right corner of the site: fire hydrants, chargers and delivery truck area. When looking at circulation, if there is an emergency, can fire trucks get in with the proposed traffic pattern.

Mr. Freud stated the fire department has looked at this and their comments were received and addressed.

Ms. Brandi stated the vehicles that are charging in stalls, will not be blocking the aisle.

Mayor Karr confirmed there will be hash marks where the stand pipe is located.

Mr. Freud replied, "off course".

Questions from the Public

Tom Spinella – 17 E. Hanover Avenue – stated the lighting problem could be solved by not having the sign lighting on all night.

Mr. Freud said that is a fair request and could be looked at.

Mr. Spinella stated shrubbery along E. Hanover Avenue, between the trees, would be helpful.

Mr. Freud stated that is exactly the design.

Carolyn Bennett – 19 Dayton Road – asked if she could take a picture of the exhibit. She was given permission. She stated that she does not feel an active site reduces cut through traffic. She referred to issues at The Provident Bank. She would also like to see what the traffic pattern will look like if larger trucks are forced on to Speedwell Avenue.

Lee Connor – 2 Tower Hill Road – asked if the right turn only on Speedwell Avenue needs to be run by the DOT.

Mr. Freud stated they received a letter from the DOT stating the driveway can stay as right turn only. On E. Hanover Avenue they are agreeable to eliminating left turns in and out but if it becomes more of a problem than a benefit, they will need to talk to the County and Borough Professionals.

Mr. Paparo stated this hearing will continue to the January meeting, January 19, 2026. The necessary revisions discussed tonight will be made. They will review comments regarding landscaping and lighting.

Mr. Brewer stated this hearing will continue to the January meeting. No further notice is required.

OLD BUSINESS

None

NEW BUSINESS

ORDINANCE NO: 11-2025: AN ORDINANCE TO PROVIDE FOR THE PARTIAL AMENDMENT, SUPPLEMENTATION, AND REVISION OF "CHAPTER 13, BOROUGH OF MORRIS PLAINS LAND DEVELOPMENT ORDINANCE" TO AMEND SCHEDULE C TO REMOVE DRIVE THROUGH RESTAURANTS AS A PERMITTED USE IN THE B-2 BUSINESS ZONE.

Ms. Leheny explained the ordinance and reviewed her memo she sent to the Board dated 12/3/2025.

Mr. Brewer read Resolution 25-14 regarding ordinance 11-2025.

Mr. Bezold made a motion to approve the resolution, seconded by Mrs. McCluskey. Voice Vote. All in Favor.

Motion carried.

2026 Meeting Dates: Mr. Garavaglia stated there are no significant changes over this year.

Agenda: Mrs. McCluskey stated she attends all Borough Council Meetings and sees that they have added a line to the agenda that says Public Comments will be limited to one (1) comment of no more than 5 minutes per person. She suggests the Planning Board also adopts this.

Mr. Houston said the one (1) comment of no more than 5 minutes is at the Council's discretion. They reserve the right to do so but are not limiting public comments.

Mayor Karr stated that after the Chairman reads the Sunshine Notice he should make the following statement: **Notice to members of the Planning Board and Borough Staff: Any use of electronic devices during this meeting shall be used solely for the purposes of Borough business**

Mrs. McCluskey made a motion to approve the addition she requested to the agenda, and the Mayor's request for the statement to be read after the Sunshine Notice, seconded by Mayor Karr. Voice Vote. All in Favor.

Motion carried.

Mr. Garavaglia wished all a safe holiday.

The next Planning Board meeting is the annual Reorganization Meeting on January 19, 2026.

ADJOURMENT

There being no further business, Mr. Bezold moved that the meeting be adjourned, seconded by Mayor Karr. Voice vote. All in favor.

Motion carried.

Susan Collopy
Recording Secretary

Karen M. Coffey
Board Secretary