



To:

Mayor Jason Karr
Members of the Morris Plains Borough Council

CC:

Planning Board Chair Mike Garavaglia

From:

Plan Better Morris Plains

Date: July 16, 2026

Re: Status of the Proposed Two-Lane Drive-Through McDonald's at 415–435 Speedwell Avenue

The purpose of this statement is to request transparency and timely public communication regarding the status of the proposed two-lane drive-through McDonald's at 415–435 Speedwell Avenue.

Based on publicly available information, the project remains under NJDOT review for the required Major Access Permit.

In the Morris Plains Planning Board Resolution of January 20, 2025, several conditions were attached to the Board's approval of this project. One condition of that approval states:

Planning Board Resolution, January 20, 2025 (Transcript, p. 186, Section F):

"Applicant to obtain all necessary State, County and local approvals, including a Major Access Permit from the NJDOT in conformance with the plans submitted and approved as part of this Application." [emphasis ours]

If the project is materially modified during the NJDOT review, New Jersey land use law requires those changes to be reviewed by the Planning Board at a public hearing before they may be approved.

Material alterations to the approved plan could include changes to access, traffic circulation, ingress or egress, or other site design affecting safety or traffic operations, and should therefore be subject to public review.

Accordingly, Plan Better Morris Plains, an all-volunteer, resident-led organization, respectfully requests that the Borough:

- Notify the public if revised plans are submitted or received;
- Clarify whether any proposed changes are considered administrative or material; and
- Return any material amendments to the Planning Board for public review and hearing.

This project remains of significant public interest and concern. We appreciate the Borough's commitment to transparency and look forward to updates on the status of the application and any proposed changes.

Respectfully submitted on behalf of PLAN BETTER MORRIS PLAINS,

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Joseph Bellomo	Kerri Ivey	Angela Lewis
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