

**TOWNSHIP OF MORRIS
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
JANUARY 11, 2010**

Call to Order

The reorganization and regular meeting of the Township of Morris Planning Board was called to order on Monday evening January 11, 2010, at 7:30 P.M. in the Municipal Building, 50 Woodland Avenue, Morris, Township of Morris, N.J.

The Pledge of Allegiance was led by Ms. Sonia Santiago, Board Secretary

Statement of Adequate Notice: The Board Secretary issued the following statement:

"I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Planning Board by preparing a notice dated January 7, 2010, specifying the time, date and place of this meeting, posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Township of Morris; forwarding the notice to the Morris County Daily Record and the Morris News Bee, and forwarding, by mail, the said notice to all persons on the request list, and I hereby hand a copy of such notice to the Secretary of the Planning Board for inclusion in the minutes of this meeting, all of the above actions being in accordance with N.J.S.A. 10:4-6, et seq., Open Public Meetings Act."

Roll Call of Planning Board Members and Professionals

Members Present

Mr. Rick A. Haan
Mr. Laurence D. Bobbin
Mr. Jeremiah Loughman
Mr. Craig R. Goss
Mr. Scott Rosenbush, Mayor
Mr. Leigh Tucker Doxsee
Mr. Anthony Romano
Mr. Franz E. Vintschger
Mr. Jeffrey Grayzel
Mr. Kevin McNally, Alternate #2

Members Absent

Ms. Linda Murphy, Alternate #1

Professionals Present

Mr. Steve Schaffer, Board Attorney
Mr. Adrian Humbert, Planning Board Planner
Mr. James Slate, Planning Board Engineer
Ms. Sonia Santiago, Board Secretary

Professionals Absent

Mr. Brian Burns, Board Attorney

The Oath of Allegiance and Oath of Office was administered by Steve Schaffer, Board Attorney to the following members:

Mr. Laurence Bobbin
Mr. Jeremiah Loughman
Mr. Scott Rosenbush
Mr. Daniel Caffrey

The Secretary asked for nominations for Chairperson for the year 2010. On motion duly made, seconded and unanimously carried, Mr. Haan was elected Chairperson. No other nominations were heard.

Chairman Mr. Haan asked for nominations for Vice-Chairperson for the year 2010. On motion duly made, seconded and carried, Mr. Vintschger was elected Vice-Chairperson. No other nominations were heard.

Mr. Vintschger moved and seconded by Mr. Rosenbush and unanimously carried the following resolutions were adopted as presented:

DESIGNATION OF BOARD LEGAL COUNSEL

WHEREAS, the Planning Board of the Township of Morris has a need for the professional services of Legal Counsel; and

WHEREAS, the practice of law is a recognized profession, regulated by law requiring extensive and specialized training and as such is an exception to the bidding requirements set forth in N.J.S.A. 40A:11-5 et. Seq.; and

WHEREAS, the anticipated term of this contract is one year, and,

WHEREAS, Brian D. Burns, Esq. of the firm Burns and Schaffer has completed and submitted a business entity disclosure certification which certifies that BURNS AND SCHAFFER has not made any reportable contributions to a political or candidate committee in the Township of Morris in the previous one year, and that the contract will prohibit BURNS AND SCHAFFER, from making any reportable contributions through the term of the contract; and,

WHEREAS, the Chief Financial Officer of the Township of Morris has filed a certificate of availability of funds in the amount of \$24,000.00;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Morris, Morris County, New Jersey, that the Chairman and Board Secretary are authorized to enter into an agreement dated January 11, 2010 for the period January 1, 2010 to December 31, 2010 to engage Brian D. Burns as legal counsel at the rate of \$125.00 per hour with a minimum of \$187.50 for attendance at regular and special meetings of the Board. The total to be paid shall not exceed \$24,000.00 to be charged to the Planning Board, Other Expense budget.

BE IT FURTHER RESOLVED that the Business disclosure Entity Certification and the Determination of Value be placed on file with this resolution. and,

BE IT FURTHER RESOLVED that an official notice of this action shall be published in accordance with the law.

DESIGNATION OF BOARD PLANNING CONSULTANT

WHEREAS, the Planning Board of the Township of Morris has need for the professional services of a Planning Consultant; and

WHEREAS, the practice of land use planning is a recognized profession, regulated by law requiring extensive and specialized training and as such is an exception to the bidding requirements set forth in N.J.S.A. 40A:11-5 et. seq.; and

WHEREAS, the anticipated term of this contract is one year, and,

WHEREAS, Adrian P. Humbert, AICP/P.P of the firm Adrian Humbert Associates has completed and submitted a business entity disclosure certification which certifies that Adrian Humbert Associates has not made any reportable contributions to a political or candidate committee in the Township of Morris in the previous one year, and that the contract will prohibit Adrian P. Humbert, from making any reportable contributions through the term of the contract; and,

WHEREAS, the Chief Financial Officer of the Township of Morris has filed a certificate of availability of funds in the amount of \$24,000.00;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Morris, Morris County, New Jersey that the Chairman and Board Secretary are authorized to enter into an agreement, dated January 11, 2010, for the period January 1, 2010 to December 31, 2010, with Adrian P. Humbert, AICP/P.P. of Adrian Humbert Associates at the rate of \$125.00 per hour with a minimum of \$180.00 for attendance at regular and special meetings of the board. The total expenditure shall not exceed \$24,000.00 to be charged to the Planning Board, Other Expense budget.

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution. and,

BE IT FURTHER RESOLVED that an official notice of this action shall be published in accordance with the law.

RADIO FREQUENCY CONSULTANT – RONALD E. GRAIFF, P.E.

WHEREAS, the Township of Morris Planning Board has need for the professional services of a Radio Frequency Engineer; and

WHEREAS, this practice is a recognized profession, regulated by law requiring extensive and specialized training and as such is an exception to the bidding requirements set forth in N.J.S.A. 40A:11-5 et. seq.; and

WHEREAS, the anticipated term of this contract is one year; and,

WHEREAS, Ronald E. Graiff, PE has completed and submitted a business entity disclosure certification which certifies that Ronald E. Graiff, has not made any reportable contributions to a political or candidate committee in the Township of Morris in the previous one year, and that the contract will prohibit Ronald E. Graiff from making any reportable contributions through the term of the contract; and,

WHEREAS, charges incurred at the rate of \$ 220.00 per hour will be billed solely to the developers escrow account;

NOW, THEREFORE, BE IT RESOLVED by the Township of Morris Planning Board that Mr. Ronald E. Graiff, PE be hired as a consultant to the Planning Board to particularly discuss the Wireless site plan applications with the Board, applicants and professionals to clarify certain issues and concerns of the Board. His appearance before the Board may be required in connection with this consultation.

BE IT FURTHER RESOLVED that the Business disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and,

BE IT FURTHER RESOLVED that an official notice of this action shall be published in accordance with the law.

Professional Appointments for the year 2010:

On motion duly made, seconded and unanimously carried the following persons were appointed for the year 2010.

Board Engineer – James R. Slate, PE
Alternate Board Engineer – Bernard G. Senger, PE
Alternate Board Engineer – David Hansen, PE
Board Secretary – Sonia Santiago

Chairman Mr. Haan appointed the following Members to the following Committees for the year 2010:

Technical Coordinating Committee

Brian D. Burns
Adrian P. Humbert
James R. Slate

Subdivision-Site Inspection Committee

Laurence Bobbin – Chairperson
Craig Goss
Anthony Romano
Kevin McNally

Street Naming Committee

Franz Vintschger
Rick Haan

Legislative Committee

Franz Vintschger
Rick Haan

Open Space Committee - Designee

Leigh Tucker Doxsee

On motion duly made, seconded, unanimously carried the following resolutions were adopted as per modifications:

**PROPOSED MEETING SCHEDULE
FOR THE YEAR 2010 AND JANUARY 2011**

BE IT RESOLVED, that the Planning Board of the Township of Morris, County of Morris, State of New Jersey, will meet to consider and act upon public business at **7:30 P.M.**, prevailing time, on each of the dates set forth below, for the year 2010, in the Municipal Building, 50 Woodland Avenue, Township of Morris, New Jersey:

January 11th, 2010
February 1st
March 1st and March 15th
April 5th and April 19th
May 3rd and May 17th
June 7th and June 21st
July 19th
August 16th
September 20th
October 4th and October 18th
November 1st
December 6th
January 10th, 2011

BE IT FURTHER RESOLVED that additional meetings, if required, will be at the call of the Chairman with the proper notification, and

BE IT FURTHER RESOLVED that the Secretary is authorized and directed to:

- a.) Post said meeting schedule and maintain the same posted throughout the year 2010 on the bulletin board in the Municipal Building of the Township of Morris on Woodland Avenue;
- b.) Mail a copy of same to the Morris News Bee, the Morris County Daily Record and the Star Ledger.

DESIGNATION OF OFFICIAL NEWSPAPERS

WHEREAS, Chapter 231 of the Public Laws of the State of New Jersey for 1975 (N.J.S.A. 10:4-6 to 10:4-21) known as the "Open Public Meetings Act", requires adequate notice of meetings of public bodies, as therein defined, and in the manner therein set forth, and prescribed certain other procedures to be followed by such bodies.

BE IT HEREBY RESOLVED by the Planning Board of the Township of Morris, Morris County, New Jersey, this 11th day of January 2010, as follows:

1. The Morris News Bee is the official paper of the Planning Board (as an alternate the Morris County Daily Record, or the Star Ledger) are hereby designated as the newspapers to receive notice of meetings as required by any and all sections of the Open Public Meetings Act, said newspapers are most likely to inform the local public of such meetings.
2. The location of posting of notice of meetings shall be the bulletin board in the Municipal Building of the Township of Morris, located at 50 Woodland Avenue, where notices of this kind are normally posted.

Regular Meeting Agenda

Resolutions

Consideration of the following resolution thereby memorializing the action taken by the Board at the December 7, 2009 Planning Board meeting.

PB-17-09, James Howard d/b/a Cosy Cupboard Tea Room Site Plan/Waiver
Block 8602, Lot 10, 4 Old Turnpike Road, B-11 zone.

Applicant proposes to occupy the existing site/building for a traditional afternoon tea room.

Mr. Rosenbush moved, seconded by Mr. Goss, and roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted as circulated, memorializing the action taken by the Planning Board at the December 7, 2009 meeting.

Roll Call (Voting Members):

Mr. Goss	YES
Mr. Rosenbush	YES
Mr. Romano	YES
Mr. Bobbin	YES
Mr. Loughman	YES
Mr. Vintschger	YES
Mr. Doxsee	YES
Mr. Haan	YES

Public Hearings

PB-25-08, St. Mary's Abbey North Field Project (Phase II) Site Plan/Variance
Block 7003, Lot 16, 475 South Street, OL-40 zone.

Continuation from the March 16, 2009 public hearing; applicant proposes to construct four tennis courts, a clubhouse and other related improvements.

Mr. Broderick attorney for the applicant addressed the Board in regard to the notice that was sent out to the neighbors within 200 feet. He stated to have found a defect in the notice that was sent out to the public and also published. The block and lot number was mislabeled. As we continued to review we found that there is a retaining wall mainly for the tennis courts that is 6 feet high and the ordinance requires a 4 feet high fence. In a conversation with the Board attorney he suggested that it would help the public to notice the size of the building.

Mr. Broderick apologized to the public and the Board for the defective notice and requested to be adjourned to the March 15, 2010 Board meeting with further notice and granted the Board an extension of time until March 31, 2010.

Mr. Loughman recused himself from the following application,
Mr. McNally is seated at this time in place of Mr. Loughman

PB-12-09, Township Plaza, LLC

Amended Site Plan/Variance

Block 109, Lot 19-21, 146-150 Speedwell Avenue, B-11 zone.

Applicant proposes retail use, building addition and other related improvements.

Proof of publication and affidavit of service filed and approved by the Board attorney.

Mr. Schaffer, attorney for the Board addressed the board in regard to a gray legal area which requires the board to make a determination based on whether they want to be conservative or not. I was handed a letter with regard to objection by certain interested parties and one of the objector's describe one of the gray area. Mr. Schaffer discussed the gray area as "there have always been questions in zoning in terms of notice whether all variances needs to be mentioned in the notice and if it isn't does this make the notice defective? You don't have to list every variance as long as the general public is notified of what is happening to the site, identify the site, what the propose project is, and the impact that is going to occur in terms of the development on neighboring properties and interested parties. The fact that you have missed a variance dose not make the notice defective. However, in this case there are two variances that if the board wants to be conservative you may ask the applicant not to address them tonight because they should be noticed and addressed at another hearing; they are the front yard parking on lot 20 and side yard setback on lot 19 for the second story addition. The notice was published in terms of the physical fitness on lot 21; most of the variances were listed and also there are variances that were granted by the prior application.

I gave Mr. Rich a heads up before the meeting, the notice really does not specify the variance for the front yard parking and the side yard addition on lot 19; it only focuses on the variances for the fitness center and variances that were previously granted. If the Board decides to take the conservative approach they would let the application be heard and with respect to the two variances even if they were presented tonight let the proofs be presented again on those two variances after notice or if the board felt that the notice was sufficient ; you may argue that it was sufficient. The only concern is that there are objectors or controversy; Mr. Burns would have suggested the Board take the conservative approach. A discussion was carried regarding the procedures.

Mr. Alan Rich, Attorney for the applicant entered his appearance and presented the application to the Board members. Mr. Rich stated that there is no variance specifically for the fitness center; the fitness center is a change of use, the variances relate to the use of the entire property which is three separate lots. In the notice that we prepared we believe we incorporated all of the issues including the change of use from a pharmacy to a fitness center and we attempted to list all of the variances and unfortunately we missed two of the variances, we did mention in the notice parking and the fact that parking has always been inadequate on site, that is one of the variances that was previously approved in 2001. This is an application for a change of use from a pharmacy to a fitness center. The bulk yard variances, one of them being for front yard parking. His view under the case law is that the notices were more than adequate and the Board should go forward with the application.

The chairman asked the Board attorney to list the variances that were published. Mr. Schaffer proceeded to read into the record the variances being requested and published.

Mr. Slate stated that the original approval was back in 2001; the variances that were approved with the original application were never finalized. There were a number of issues that were not resolved. It is more of a technicality that those variances went away (expired) and they needed to be reinstated.

A lengthy discussion was carried regarding the variances, impervious coverage and other related improvements proposed and not perfected per previous approval.

Mr. Humbert, Township Planner stated that site plan approval is required, he read into the record section 57-95 (b) which states "No building permit or zoning permit shall be issue for any use or change of use, or for the erection, construction, reconstruction, alteration, conversion, or installation of any building or structure, until a site plan of such activity is first submitted to and approved by the Planning Board." This changes the original approval as Jim just noted, the site plan that was approved and was not perfected did have a coordinated parking lay out were the entire site was suppose to function as one; although, there are three separate lots.

The chairman stated that it seems that we can hear the application, there are still issues that haven't been properly noticed. He suggested hearing the application and then determining if further notice is required.

TCC report dated July 16, 2009 and September 3, 2009 were read into the record by Adrian Humbert, Township Professional Planner.

The following professionals sworn in by the Board Attorney appeared to be heard.
Mr. Paul Anderson, Professional Engineer

The following exhibits were submitted during testimony.
A-1 Colored Site Plan

Summary of Testimony – Paul Anderson, Professional Engineer

Mr. Anderson proceeded to review exhibit A-1 which consisted of the site plan for the property in question. Mr. Anderson stated that there are three lots with a total area of half an acre with three buildings; the applicant had received an approval back in 2001 which has not been perfected; the plan is a good plan and what we want to do is some modification to the plan. What we are proposing is to create one parking lot that will serve the rear of the properties and there are also existing parking spaces in the front; he does not know the legality of the parking; they been there for a number of years and are being used by the hardware store; when they were formally approved is unknown. We are proposing a fitness center on lot 21 and minor changes to the 2001 plan that includes removing the raised planter between the former pharmacy and the hardware store and placing a ground level planter with more vegetation on it, removing the pavement between buildings 20 & 21 and replacing it with stone mulch to reduce some of the impervious coverage. There is an area on the rear of lot 21 which has woods and trees that will be removed up to the property line in order to accommodate additional parking, the existing fence between lot 20 & 21 will be removed to allow traffic circulation all the way around for safer traffic flow. We are also proposing a six foot board on board fence along the rear property line to add additional buffer to the adjacent neighbor. The total parking requirement is 57 spaces, we are proposing 31 spaces; we have a 9 foot width where 10 foot is required.

On lot 20 we have 41% building coverage verses 33% permitted, previously 39% was approved; the reason is minor configuration change in the stairwell, we also have on lot 20 one side yard that is 1 foot where 20 feet is required, previously in 2001 the sideyard was approved at 1.8 foot and the combined side yard we have 2.8 feet where 25 feet is required, previously it was approved at 7.8 because the stairwell was on the other side in 2001.

In terms of impervious coverage there is 75% permitted in the zone, lot 19 has 80% proposed, previously in 2001 they had 86%, lot 20 is 94% previously it was approved 98% and lot 21 is 92% with no change.

Mr. Anderson stated that one of the things that he believes on this application is that there is a substandard site which needs improvement; parking will be improved by the proposed reconfiguration and traffic circulation changes, which will be a benefit for the site by making it more efficient to use even though the impervious coverage is exceeding what is permitted by ordinance; what is proposed is a reduction of what is there today in total. The other items are going to enhance the appearance of the site, there will be new pavement, no old fence in between lot 20 & 21, landscaped island planted at the two points on Sherman Avenue, landscaping proposed in the front which will improve the appearance of the site which will further the purposes of the State Plan.

Mr. Anderson further testified that the proposed fitness center is more of personal trainer where there will be 2 to 3 people at most at one time. This is not a fitness class where they have 20 people for class and they need 20 parking spaces; this is an instructor and a few people that are attending their personal training classes. They have another shop in Morristown which has been functioning for sometime now and would like to expand to a second location. We feel that this business is entirely appropriate for this site since we have substandard parking; to have something like this that doesn't require high demand on parking. This is the nature of the change of use on lot 21.

Compared to a standard retail, the ordinance requires for 11 to 12 parking spaces which I can see easily being used by an active retail tenant; the proposed being more private and scheduling will allow a much more controlled parking demand.

In summary of planning perspective the benefits of approving this site plan will allow the circulation to outweigh any detriment, allowing the upgrades of the site and modernization of it. This are the improvements that are best suited for the site and they really make sense to upgrade and allow this new tenant to move in.

The new improvements are as follows; the stairwell is being moved from the back to the side, the raised planter is being replaced with ground landscaping and we are counting the existing parking spaces in the front which was not counted before. The only expansion of space on the site is for the stairwells. If the board is considering it as a new application there would be new additional space on the second floor of lot 19 which has been discussed and approved in 2001 application and not perfected.

Mr. Rich stated that it is his understanding that the pre existing site plan that was previously approved is still a valid site plan.

Mr. Schaffer stated that according to 95-68.1 which refers to the expiration of variances, it is the variances that have expired, it is an integrated thing you can consider this site plan as the variances being requested regardless of what happened in 2001.

Mr. Chairman stated that according to Mr. Rich statement they have a valid and approved site plan but it sounds like the variances that go along with the site plan are no longer valid because they do expire after a period of time. Mr. Schaffer stated that was correct.

Mr. Rich stated that according to his understanding of the site plan approval that was granted in 2001 for the additional space on the second floor was really unrelated to the parking. It's no question that we are here to ask the board to re approve or make independent findings of the variances that were approved in 2001. It was his view based on a conversation with Mr. Burns that there was no need to re approved the part of the site plan for the second floor addition. We

are not intensifying the use. A discussion was carried regarding the parking and previous approval.

Mr. Anderson stated that the granting of approval to the application will not have detriment to the public good or the zoning ordinance.

A discussion was carried between the Board and the applicant's professionals regarding parking, impervious coverage, previous approved variances and what is being proposed by the applicant.

Summary of Testimony - Joseph Loboizzo, Owner of the Property

Mr. Loboizzo stated that the name of the tenant that is going to occupy the site is called Fitness Unlimited located at 18 Bank Street which is also a building that he owns. This is a small business it is done by appointments only. At the Bank Street location there is no parking at all and there are no complaints.

Mr. Loboizzo proceeded to give an overview of the three properties as follow; lot 19 is occupied by Bayada Nursing administrative offices, on lot 20 is an auto store on the first floor and offices on the second floor, lot 21 is the pharmacy on the first floor and residential apartment on the second floor. I have owned this property for the past 10 years. Parking has been sufficient and he has not received any complaints.

Mr. Loboizzo further stated that there are three persons working at the Bank Street location, two trainers and one manager, there is always a one on one possible with no more than six people at one time. Mr. Loboizzo stated that he is trying to get a business that has the least amount of people at one time as a tenant. The hours of operation are 6 am to 9 pm. The second floor addition is to improve the architecture of the structure.

**Recess taken at 9:31 pm
Meeting reconvened at 9:42 pm**

The meeting was opened to the public for questions or comments of the witness; the following persons appeared to be heard.

Suzanne Kiall Benedetto	9 Sherman Avenue
Regina Doherty	30 Sherman Avenue
Keith Hassan	5 Sherman Avenue

Mr. Rich, attorney for the applicant stated that there is no problem in working with the Township Engineer to place a speed hump to control speed in the parking lot, placing a sign for no left turn on Sherman Avenue and creating an effective landscaping on the rear of lot 21 acceptable to the applicant.

The Chairman summarized the changes to the application; there will be no left turn into Sherman Avenue, removal of the fence between lot 20 & 21 and replacing it with some traffic calming device to discourage people from speeding through, the alley way will be turned into one way from Speedwell instead of two way, leaving the buffer that is existing on the rear and suggest that we add our normal buffering requirements that the trees be removed and replaced with what the Township engineer will recommend. The big open issue is the front parking on lot 20.

Mr. Rich stated that they just wanted to make sure that there is adequate parking on the property for the various uses that have been there and also balance it with the safety concerns,

I also understand that the parking has been in existence for quite some time. We have no objection to the improvements.

A discussion was carried among the Board members and the applicant's professionals regarding the possibility of eliminating the front parking or improving the parking on the front yard.

Mr. Rich asked the Board if the Board was willing to approved the change of use on lot 21 with existing condition subject to coming back and finishing the entirety of the application for all three lots.

The Board had some concerns in approving the site plan for change of use on lot 21 without the parking.

Recess taken at 10:53 pm
Meeting reconvened at 10:55 pm

Mr. Rich stated that the applicant agreed to give up the 8 parking spaces for 4 parallel spaces in the front.

Mr. Slate stated that it was hard to approve something without seeing a plan. A drawing will be needed in order to determine the suitability of the parking for the site. There are a lot of things that need to be changed on the site plan such as the reconfiguration of the parking, the buffer in the back and the parking in the front and he didn't feel comfortable with any kind of approval for the site unless all of the issues where addressed. He recommended that the plans be revised and the applicant return to another meeting and that notice should be made properly.

Mr. Schaffer recommended that the applicant get scheduled for the special meeting and to re notice the neighbors.

Due to the late hour the application is carried to the February 8, 2010 special meeting of the Board with further notice. Plans are to be submitted to the TCC professionals for further review.

Other Matters

Request for a special meeting for the application of Crestmont MM, LP – Mr. Henshaw addressed the Board and stated that a letter was sent to Sonia, Board secretary requesting the Board consider scheduling Crestmont which is the owner and operator of Mercedes Benz on Hanover Avenue, who is seeking to amend and modify previous approvals made by the Board. We are scheduled to be heard on March 1, 2010 and I was asked by Mercedes if we can expedite the meeting date. We are talking about making some sign changes and a decorative element on the front. I feel we will not be taking three hours for our presentation. Crestmont was granted the special meeting on February 8, 2010 and it will be shared with the Township Plaza, LLC application.

Maximum Coverage Limitations-Residential Zones (Discussion no public participation) – was carried to the next meeting.

Advance Realty, Block 7003, Lot 20, 445 South Street (Generators) – Mr. Slate asked the Board for their opinion on the following matter and proceeded to reviewed the plan with the Board. He stated that Advance Realty came in front of the Board and received approval for an amended site plan and reconfiguring the parking lot, on the South side of the building there was a reconfigured generator pad and originally there was a generator that was located in the area of the parking lot and transformers on a concrete pad. The plans indicated that there were at least

two generators on the site. According to the resolution of approval they anticipated a replacement of the generator so the condition of the resolution states that any replacement generator would have to meet our noise requirements. They are proposing two generators the resolution of approval did not contemplate two generators I am comfortable in handling the matter administratively as long as the applicant submits sound reports and shows that it meets the Township sound requirements. We can also have other requirements such as alternating testing so that they both are not tested at the same time. The generators are being proposed closer to the building than they were previously proposed. The change is that there are multiple generators, and he wanted to have the Board opinion regarding the generators for the site.

The Board stated that the matter can be handled administratively as long as the applicant submits a sound analysis report with possible alternating testing.

Mr. Rosenbush moved, seconded by Mr. Goss and unanimously carried this matter can be handled administratively.

With no further business for consideration by the Township of Morris Planning Board, on motion duly made seconded and unanimously carried the meeting was adjourned at 11:20 P.M.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board