

**TOWNSHIP OF MORRIS
PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
JANUARY 12, 2009**

Call to Order

The reorganization and regular meeting of the Township of Morris Planning Board was called to order on Monday evening January 12, 2009, 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 6, 2009, 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
Ms. Linda Murphy, Alternate #1
Mr. Kevin McNally, Alternate #2

Professionals Present

Mr. Brian Burns, Board Attorney
Mr. James Slate, Planning Board Engineer
Ms. Sonia Santiago, Board Secretary

Professionals Absent

Mr. Adrian Humbert, Planning Board Planner

The Oath of Allegiance and Oath of Office was administered by Brian Burns, Board Attorney to the following:

Mr. Rick Haan
Mr. Franz Vintschger
Mr. Jeffrey Grayzel, Class I
Mr. Scott Rosenbush

The Secretary asked for nominations for Chairperson for the year 2009. 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 2009. 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. Romano 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 \$25,000.00;

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 8, 2007 for the period January 1, 2009 to December 31, 2009 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 \$25,000.00 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 \$25,000.00;

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 8, 2007, for the period January 1, 2009 to December 31, 2009, with Adrian P. Humbert, AICP/P.P. of Adrian Humbert Associates at the rate of \$120.00 per hour with a minimum of \$180.00 for attendance at regular and special meetings of the board. The total expenditure shall not exceed \$25,000.00 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 2009:

On motion duly made, seconded and unanimously carried the following persons were appointed for the year 2009.

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 2009:

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
Anthony Romano

Legislative Committee

Jeffrey Grayzel
Rick Haan

Open Space Committee

Franz Vintschger

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

**PROPOSED MEETING SCHEDULE
FOR THE YEAR 2009 AND JANUARY 2010**

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 2009, in the Municipal Building, 50 Woodland Avenue, Township of Morris, New Jersey:

January 12th, 2009
February 2nd
March 2nd and March 16th
April 6th and April 20th
May 4th
June 1st and June 15th
July 20th
August 17th
September 14th

**October 5th and October 19th
November 2nd
December 7th
January 11th, 2010**

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 2009 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 County Daily Record, the Morris News Bee 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 12th day of January 2009, as follows:

1. The Morris News Bee and the Morris County Daily Record (or as an alternate to the Morris Daily Record, the Star Ledger) are hereby designated as the two newspapers to receive notice of meetings as required by any and all sections of the Open Public Meetings Act, it appearing that 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 1, 2008 Planning Board meeting.

PB-18-08, St. Mary's Abbey/Trust for Public Land
Block 4501, Lot 2, 230 Mendham Avenue, OS-GU zone.

Major Subdivision

Applicant proposes to subdivide the property into five lots to facilitate an open space purchase.

Letters were received from OSBNJ stating that they rescind from developing the CCRC.

Mr. Rosenbush moved, seconded by Mr. Romano, 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 1, 2008 meeting.

Roll Call (Voting Members):

Ms. Murphy	YES
Mr. Goss	YES
Mr. Romano	YES
Mr. Rosenbush	YES
Mr. McNally	YES
Mr. Bobbin	YES

Public Hearings

PB-10-07, Atlantic Health System

Site Plan/Waiver/Variance

Block 7003, Lot 16, 475 South Street, OL-40 zone.

Applicant proposes to maintain the existing gazebos on site and install a third gazebo. The applicant also seeks approval for a generator which creates a side yard setback of 156 feet where 175 feet is required.

TCC reports dated July 2007, September 2007 and November 6, 2008 were read into the record by James Slate, Township Engineer.

Mr. Willard Bergman, Attorney for the applicant entered his appearance and presented the application to the Board members. Mr. Bergman stated that the purpose of the application is to add a third gazebo and install an emergency generator in the event of power outage to provide power to the building. The generator is located in the rear of the building since the fall of 2006. It has been installed to provide power to the building and emergency systems only in the event of power outage. It is tested weekly since its installation. The primary purpose is to provide back up power in connection with the operation of the child care center that the Board approved and is currently operating at this site. There appears to have being some misunderstanding between the Township officials and the owners representatives concerning the location of the emergency generator and where it was approved for installation. We have been advised by the Township officials that their record reflects a different location of approval for the placement of the generator. Since then he has learned that the plans that were submitted by his client for the replacement of the generator were not acceptable by the Township and that they had attached a drawing that showed a more preferred location that is near by and not exactly at the present location. We have built the generator in good faith at its present location, it being at its present location for the past two years. It is only exercised once a week. It only operates in the event of power outage. The testimony of my client will demonstrate why the current location is most appropriate for the installation. It should be noted that locating the emergency generator at the position were the Township believed it was being approved would have generated a variance. In or about the spring of this year my client amended the application to seek the installation of a second generator for emergency back up for business operations. That proposal was for larger equipment. After exhausting all of its remedies and business consideration in August of 2008 the request for the second generator was withdrawn. The application has been amended for the current emergency generator. Addressing the portion of the application dealing with the gazebos there are two existing gazebos on the property they were used for bus stop locations to bus employees back and forth to the Morristown Memorial hospital during construction. That operation has been discontinued and the gazebos have not been used since then. They do

continue to serve however, a very important purpose at this location and that they have been used by the Atlantic Health system security department as part of it's employee evacuation plan in the event of fire, bomb threat or any other emergency at the site. The third gazebo being requested would be used to meet anticipated building population demands when it is necessary.

The following professionals sworn in by the Board Attorney appeared to be heard.

Robert Foley, Professional Engineer
Steven Ewing, Acoustical Expert
Mr. GT Tang, Project Architect
Mr. Tom Crocroan, Electrical engineer

The following exhibits were submitted during testimony.

A-1 Colored Rendering Site Plan
A-2 Aerial Photograph

Summary of Testimony – Robert Foley, Professional Engineer

Mr. Foley stated that the primary element is the emergency generator located to the southeast corner of the building. The third gazebo is to be located in the western part of the property, also as part of the application is a 7 foot high fence at the southern property line adjacent to the Blackberry properties. The generator requires a side yard setback it is located 156 feet from the property line where 175 feet is required. The third gazebo requires a side yard setback, it is proposed at 164 feet where 175 feet is required. The property is encumbered by a riparian conservation buffer; there is a drainage ditch along the southern property line. Rather than encumbering the riparian buffer and requesting a variance, we felt more comfortable requesting a variance for the side yard setback for the gazebo. As part of the generator installation we are proposing screening by using a deer resistant arborvitae around the generator. The generator dimensions are 5 feet wide 11 feet long and 9 feet high. The closest home is approximately 285 feet away. A lengthy discussion was carried regarding the location of the generator.

Summary of Testimony – Steven Ewing, Acoustical Expert

Mr. Ewing stated that he was not present when the sound study was done but that it was done under his direction. The study was done by Tony Dillela who is no longer employed by the company. Mr. Dillela followed the standards under N.J. A. C. 7:29 for collecting sound levels at the site. Mr. Ewing review how the data collection is conducted and the information that is required. He further testified that in this case the generator happens to be installed and we were able to control when the generator was on or off so that we can be sure that the noise that we were monitoring was from the emergency generator and recording the data and comparing it to the state standards. We project the geometry of the ground level and compared it to the generator specs. The generator is a 200 kw with a crystal quite enclosure by Katolight Corporation which reduces the sound levels emanating from the unit. The daytime standard sound level at a property line generated from a commercial facility adjacent to a residential property line is 65 dba during the day. Day time hours are measured from 7:00am to 10:00 pm. Readings were done during the day with the generator at full load. We also did the readings in the evening from 8:00 pm to 9:00 pm with the generator off we collected background noise at 48-55 dba and with the generator on at full load between 8:35 and 8:59 pm we collected sound levels at 55 to 58 dba at three different locations on residential property lines closest to the generator. If you recall I indicated that the criteria for residential property line during the daytime is 65 dba so we are below the 65 dba limit with the generator on during the daytime at this location. Mr. Ewing further testified that the sound levels produced by the generator will be in compliance with the New Jersey Noise Control Act as well as the applicable Morris Township Ordinance relating to noise control. Mr. Ewing also stated that the emergency generator has been used three times since it has been installed.

Summary of Testimony - Mr. GT Tang, Project Architect

Mr. Tang reviewed exhibit A-2 which is an aerial photo of the site to show the present location of the generator and the location of the neighbors along Blackberry Lane. Mr. Tang stated that the purpose of the generator is to provide power in the event of power outage to the day care center while the children are picked up by their parents. Mr. Tang further testified that there was a generator inside the building which needed to be upgraded. It was located in the basement of the building in the area of the proposed daycare facility. There is a play area which is a basic requirement by the child care center that was located adjacent to the old emergency generator. When an emergency generator is placed inside of a building it needs to intake air and exhaust air. When the air is exhausted by the generator it would have exhaust into the play area where the children would be playing and this is not appropriate for the children to inhale the air that is exhausted by the generator. We started to explore other areas on site to place the generator away from the play areas. It was more appropriate to locate the generator adjacent to the electrical room and away from the main entrance. Mr. Tang stated that he had never seen the plans that were approved by the Zoning Officer. A lengthy discussion was carried regarding the previous and present generator locations.

Summary of Testimony – Tom Corcoran, Electrical Engineer

Mr. Corcoran stated to have been the electrical engineer for the day care and generator and never saw the plans that were approved by the Township Zoning Officer. The owner of the building and the generator contractor generated the building permits. He stated that he only received verbal approval from the owner to go ahead with the work. He stated to have generated the electrical drawing for the generator at its present location to be submitted to the Township. It wasn't until the fire official informed them that the generator was not located where it was approved. The electric service for the building is a 2000 amp 480 volt primary service which comes from South Street and is in an underground conduit. The previous proposed location was not an appropriate location for the placement of the generator but would have been over the primary service of the building and JCP & L would have had problem with the location of the generator. Mr. Corcoran stated that the present location of the generator is the best location because of the close proximity to the electric room. The short distance is better and less expensive. The north east corner of the building could have been considered to place the generator but architecturally it would not have been pleasing. A discussion was carried regarding other locations throughout the site for the placement of the generator.

The meeting was opened to the public; the following person appeared to be heard.

Katherine Greider	44 Blackberry Lane
Jeffrey Eger	42 Blackberry Lane

Due to the late hour of the night and other items on the agenda the application is carried to the March 2, 2009 Board meeting without further notice. Applicant's attorney granted the Board an extension of time until March 31, 2009.

Recess taken at 10:05 pm
Meeting reconvened at 10:14 pm

PB-08-08, Normandy Real Estate Partners
Block 8402, Lot 7, 310 Madison Avenue, OL-5 zone.

Site Plan/Variance

Applicant proposes to fulfill compliance with a resolution of prior approval granted by the Planning Board on March 21, 2005. This approval granted major site plan and variance approval for additional parking, located in the front yard, and permission for medical office use of the building.

Mr. Douglas Henshaw, Attorney for the applicant entered his appearance and presented the application to the Board members. The applicant needs to come back to the Board for additional parking space. The new owner has a desire to complete the condition of the resolution of approval. Mr. Henshaw proceeded to read into the record the condition of the resolution of approval. He proceeded to state that what they desire to do is a series of items. Amend the prior approval to gain the Board approval for small air conditioning structures, show our plan for the parking deck where it would be built how it would look and how it would function and get the approval and we wouldn't have to come back to build the parking deck, also as an alternative to the parking deck we wanted to ask the Board to review and approve a concept of having a valet parking system for a portion of the parking lot. We feel that using a valet parking system will allow patients who have ambulatory and physical issues to park close to the building and get access to the building for their medical needs and also serves the building without the need to build an additional parking structure.

Mr. Burns, Board attorney gave the Board an overview of the application. The application to convert this building to medical involves a huge parking variance because we have a very strict standard parking for medical 1 parking per 100 square feet and 4 per doctor. So the requirement for getting the 4 per doctor was 568 parking spaces and the application proposed 258 parking spaces. The applicant provided testimony that the proposed parking was adequate ratio for medical use based on study. The Board indicated the desire for 5 per 1,000 as a potential and the applicant offered to provide that through structure parking as a reserved parking area. The applicant has to return to get approval to construct the parking deck. The applicant has the ability to request preliminary approval now and final later which allows him to take his site plan out effectively about 10 years.

The following professionals sworn in by the Board Attorney appeared to be heard.
Brian McMorrow, Professional Engineer

The following exhibits were submitted during testimony.
A-1 photo board of existing landscaping along Madison Avenue

Summary of Testimony – Brian McMorrow, Professional Engineer

Mr. McMorrow reviewed the plans with the Board. He proceeded to state that the other improvement that was done was a concrete pad for trash enclosure at the south east corner of the property that encroached into the side yard setback a portion of the pad has been removed so now the setbacks are totally conforming with the ordinance with the diminimis increase in impervious coverage we are still well below the 65% impervious coverage that is allowed by ordinance. We are asking the Board to amend the application to allow the structures to remain. The parking deck is to be located in the east side of the property adjacent to the townhomes that are currently under construction along Old Turnpike Road. Instead, we thought it might be more appropriate to install the parking deck over the parking spaces along Madison Avenue. The deck would be located and situated in a way that the upper deck will be about the same elevation as Madison Avenue. The mature vegetation that exists along Madison Avenue will screen the raised surface of the Parking lot. We have also considered the lighting for the parking deck, we are proposing six lighting poles 12 feet high, the light level will be zero at the property lines and all points surrounding it. We feel that the parking deck at this location will be better than what may have been anticipated three or four years ago. Motorists will access the parking from Punchbowl Road. We are proposing 30 parking spaces were we only need 28 spaces.

Mr. Henshaw stated that deck parking is an expensive way to go; the building is about 72% occupied; all the uses are medical in nature and we think that trend will continue. The parking is not 70% full and we think that valet parking is something the Board should consider as an

alternative to the deck. If we ever had the situation where we had a tenant who would like to move in right of way we think that valet parking would allow continuity and the way to go. Mr. Henshaw further testified that valet parking can be attractive, something that makes sense and makes the property more accessible. It's a practical solution that we would ask you to consider as a valuable alternative to the deck. The owner of the building would like to resolve the condition of approval now rather than wonder if the condition does not get approved.

Mr. McMorrow proceeded to review the valet parking plan with the Board. The spaces are approximately 8 feet wide by 18 feet long and the aisles are approximately 12.5 feet wide obviously tighter than you normally have on a typically parking lot. These are dimensions that are commonly used in situations where valet parking is employed. Mr. McMorrow stated that the parking deck would be 39.9 feet from the Madison Avenue right of way. It would not be closer than what already exist. He proceeded to review exhibit A-1 which consisted of six photographs of existing landscaping along Punchbowl Road and continues to the southerly side Madison Avenue. The deck will also have a wall above the surface which will help with the screen. There will be no headlight glare into Madison Avenue or the neighboring properties.

Mr. Henshaw stated that the valet plan would be a replacement for the parking deck. If the valet parking works; there would not be a need for the parking deck. A lengthy discussion was carried regarding the parking deck or the valet parking.

Due to the late hour the application is carried to March 2, 2009 Board meeting without further notice.

PB-20-08, Colgate-Palmolive Company

Site Plan/Variance

Block 10401, Lot 3,190 East Hanover Avenue, I-21 zone

Applicant proposes to install three new storage tanks 45 feet in height.

Mr. Gary T. Hall, Attorney for the applicant entered his appearance and presented the application to the Board members.

The following professionals sworn in by the Board Attorney appeared to be heard.

Jeff Smith, Engineer

The following exhibits were submitted during testimony.

A-1 Colored Site Plan

A-2 Colored page CS-101

Summary of Testimony – Jeff Smith, Engineer

Mr. Smith stated that the proposed application is to move some tanks that are inside the building with material that are already in use and we would like to move them outside into the stainless steel tanks which help our product quality at the facility and gives us some additional capacity that we don't have today. There are other tanks that were approved in 2003 at 28 feet and what we are proposing is 3 tanks at 45 feet which exceeds the 15 foot accessory structure limit. These tanks are to store raw materials that are used to make Colgate's products. Mr. Smith further testified that they currently have low grade alcohol that they store inside and that they plan to store in the large tanks is material that is not flammable. Mr. Smith stated that these tanks will not require any maintenance. Mr. Goss stated that on a yearly basis they are required by law to submit a report to the Township Fire Department stating the type of chemicals that they store on site and that there is also Environmental Law that they have to follow. A lengthy discussion was carried regarding the type of chemicals that are going to be stored on these tanks.

The meeting was opened to the public for questions and comments; no one appeared to be heard.

Mr. Romano made a motion, seconded by Mr. Goss that approval is granted to the application of Colgate Palmolive for the construction of 3 storage tanks and that the Board attorney is authorized to prepare a formal resolution to be presented at the February 2, 2009 meeting.

Roll Call (Voting Members):

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

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 11:10 P.M.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board