



# TOWNSHIP OF MORRIS

## ENVIRONMENTAL COMMISSION

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Brian Morgan

Chairperson

Received

Oct. 29, 2025

Morris Township  
Engineering Department

To: Morris Township Planning Board  
From: Morris Township Environmental Commission  
Re: PB-10-25 **Nielsen Ford**, Block 10201. Lots 5,9,11 & 12. 170 Ridgedale Ave, 1-21 Zone  
Date: Oct 9, 2025

At the September 11, 2025 Environmental Commission (EC) meeting, the application was presented.

**PB-10-25**, Nielsen Ford of Morristown, Block 10201, Lots 5, 9, 11 & 12, 170 Ridgedale Avenue, I-21 zone. Applicant proposes to reconstruct pavement areas, add EV charging stations, improve drainage, and make other related improvements.

The EC visited the site on Oct 9, 2025, and completed the review of the application, and notes the following:

### Findings of Fact

- The property is approx. 11.23 acres. It contains multiple dealership buildings, various parking lots & a car wash.
- Proposal is to reconstruct pavement areas, pave gravel area, new line striping, improve drainage, add EV charging stations, ADA ramp and parking, Update site lighting & new curbs.
- No wetlands or flood plains are located on or adjacent to the property.
- Only Lot 5 of said lots is gravel and is expected to be paved. Increase to impervious space is minimal and with new drainage runoff will looked to be improved.
- The proposed development is subject to the Stormwater Control Ordinance as it is defined as a Major Development disturbing more than 1 acre.
- All existing sewage tanks are being removed and the entire property will be tied into the Township system.
- There are no variances requested, just waivers from strict compliance with site plan design standards.

### Findings of Impact

- **Stormwater Management** - plan put together by Dykstra & Assoc concluded that the proposed design shows the rate of discharge from all of the drainage basins have been reduced below the pre-developed condition for the 10-year storm. Therefore, offsite stability compliance has been demonstrated and meets the standards of NJAC 7:8.
- **Trees/Vegetation** – No plans of any trees or plants being removed (aren't many to begin with), just that they will be pruned. Several hundred new plantings will be planted with the project. The list does include some that are on the invasive species list like Euonymus Alatus (burning bushes). Forsythia, although not on the list is not native and there are good native alternatives.
- **Soil/Erosion** – Very little on the site – impact minimal.
- **Lighting**: Lights being added are GE Evolve EALP & EWAS Series fixtures. Plans do not indicate whether these fixtures are Dark Sky compliant. The GM indicated he expects them to be

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however, he said they will be LED lights. We also found that the LED lights now on site, on top of building, were still on at 11am.

### Recommendations –

1. **Soil/Erosion** – With the reduction of the height of the wall between the two lots, care should be given to the grass & plantings to either side of the stairs that any runoff is properly channeled to protect them.
2. **Trees/Vegetation** – The list does include some plants that are on the invasive species list like Euonymus Alatus (burning bushes) - these **should not** be planted as they are forbidden by the Do Not Plant list. Forsythia, although not on the list, can be replaced with natives such as ninebark. All plantings should comply with the Township’s “Do Not Plant” list and plant native species rather than invasive species. The full text of this Resolution can be found [HERE](#). The current edition of the referenced **Do Not Plant List** can be found [HERE](#) (both available from the township website).
2. **Stormwater:** The plans provided by the applicant indicate in the notes that new Seepage Pit Designs for all lots will be implemented. It is recommended that the Seepage Pit Designs carefully route drainage/ run off from the roofs and driveways on both properties to the individual infiltration pits.
  - a. The Board should determine from the Township Engineer if Storm Water Management requirements at both the State and Township levels are being met.
  - b. All drainage systems should be regularly kept clean of debris to prevent blockage.
  - c. Further, the EC recommends application of the NJ Inland Flood Hazard Regulations (<https://dep.nj.gov/inland-flood-protection-rule/>), for both major developments per the new rules and for non-major developments as may optionally be required. The new rules raise the floodplain threshold and increase the amount of rainfall that must be captured and infiltrated on site, reflecting increased actual and projected rainfall. Municipalities were expected to implement these rules into ordinance no later than July 17, 2024 but in the interim, the rules should be the criteria applied when negotiating variances. Developments that follow the obsolete rules are subject to unreasonable risks of flood damage or contribution to downstream flooding.
3. **Lighting:** The EC recommends that any lighting installed for this project, should be DarkSky compliant according to their guidance listed below:
  - Restrict the amount of upward-directed light
  - Avoid glare
  - Avoid over-lighting
  - Utilize dimming and other appropriate lighting controls
  - Minimize short-wavelength (bluish) light in the nighttime environment

[DarkSky Approved fixtures](https://darksky.org/what-we-do/darksky-approved/darksky-approved-luminaires-program/luminaires) can be found at this link: <https://darksky.org/what-we-do/darksky-approved/darksky-approved-luminaires-program/luminaires>.

### **General Recommendations:**

- The New Jersey Global Warming Response Act 80 x 50 Report (<https://dep.nj.gov/ghg/ghg-emissions-goals/>) calls for conversion of residential and commercial buildings within New Jersey from fossil fuel to photovoltaic and/or electric space and water heating by 2050. Although such measures presently are not mandated by the New Jersey State Uniform Construction Code, the

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Board should strongly encourage the developer to include rooftop solar panels and electric utilities (space and water heating) in the project as a matter of social responsibility.

The Environmental Commission submits this site application review on condition that it be read and discussed at the Board of Adjustment project hearing.

cc: Environmental Commission Members  
Township Engineer  
Sonia Santiago, Land Use Board Secretary