

VIA EMAIL ONLY barbara@southstreetgardens.com

12 February 2026

Ms. Barbara Bruin
South Street Gardens
383 South Street
Township of Morris, NJ

cc: Lawrence A. Calli, Esq., larry@callilawllc.com

Re: Acoustical Review Memo
South Street Gardens Redevelopment Application
OAA File 5018A

Dear Ms. Bruin:

At your request, Ostergaard Acoustical Associates (OAA) has reviewed your application from an acoustical aspect. I understand that you are proposing upgrades and improvements to the existing South Street Gardens which include the ability to host indoor and outdoor events on the premises. Several municipal meetings have occurred and there have been discussions regarding some concerns and potential conditions of approval regarding music and outdoor events. The property has abutting single family residences to the north of the site, as well as some fronting on South Street.

As you are aware, there are State and local noise ordinances that apply to commercial facilities that regulate sound level from sources such as music. New Jersey State noise regulations call for limiting site sound emission to no more than 65 dB(A) at residences during the daytime, between 7:00 A.M. and 10:00 P.M. This limit is reduced to 50 dB(A) during the corresponding nighttime hours. There are also octave band frequency limits that apply. The Township of Morris discusses noise in Chapter 345, which is a version of the State Model Noise Ordinance and references the same limits. Unamplified human voices are exempt from State and local codes.

Based on my review of the application, and discussions with you, outdoor events are proposed on the paver courtyard, greenhouse area, and rear yard area of the property. All areas are near the collection of on-site buildings. During the municipal meetings, you have discussed possible conditions of approval such as restricting events only to these areas, and not on the front yard lawn, ending all events no later than 10:00 P.M. Termination of events by 10:00 P.M. confines event sound to daytime noise limits of 65 dB(A) and is appropriate given the proximity of the site to residences.

O S T E R G A A R D
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We discussed that the types of events might include baby or bridal showers, rehearsal dinners, corporate functions, and small intimate gatherings. At this time, the extent and details of music for these events are unknown. They could range from a small, distributed loudspeaker system broadcasting background music to a central music platform for a DJ or band. While this ambiguity could raise concerns regarding unknowns, the noise code limits apply regardless of the type, location, and details of any music offered at an event. Because of this, OAA recommends that South Street Gardens focus on monitoring and awareness of event music to proactively address potential noise complaints.

Per our conversation and recommendations, South Street Gardens is amenable to the following:

- ❑ South Street Gardens event employees shall be accessible during any event via the business event line to field and address noise complaints should they be made. South Street Gardens can provide contact information directly to the neighboring residences.
- ❑ South Street Gardens will purchase a sound level meter to use during event preparation and set up in order to spot check overall sound levels from event music prior to and during events. Spot checking consists of walking the property line near neighboring residences to compare event music sound levels to the 65 dB(A) overall limit.

Implementing these practices will help the business remain compatible with the neighborhood, ensure music events comply with applicable noise code limits, and put events in the best position to minimize the potential for noise complaints.

I trust this above is useful to you and look forward to any questions you might have.

Sincerely,

OSTERGAARD ACOUSTICAL ASSOCIATES



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BCM:bcm