



**TOWNSHIP OF MORRIS  
ENVIRONMENTAL COMMISSION**  
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To: Morris Township Planning Board

From: Buz Kenney, Environmental Commission Members

Re: PB-15-20, 6-10 Kahn, LLC

Date: December 11, 2020

Background: Block 8602, Lot 1, 6-10 Kahn Road, B-11 zone. Applicant proposes to add 2,000 sf to the lower level of existing structure.

The EC makes the following finding of facts and review comments for consideration by the Planning Board:

At the November 19, 2020 Environmental Commission (EC) meeting, the amended application of 6-10 Kahn Road LLC was introduced and reviewed by the members. The EC has completed its review of the amended application, including inspection of the proposed project site, and notes the following:

Findings of Fact

- The initial application contemplated the repurposing of an existing 3-story, approximately 10,000 square foot building by conversion of the present childcare facility to residential apartment units
- The amended application contemplates the building remaining as a day care facility, with the addition of an additional 2,000 square feet of building space being added through conversion of a portion of the lower-level parking area
- The 27,897 square foot project site is located at the southwest corner of the intersection of Kahn Road and Old Turnpike Road, Block 8602, Lot 1
- The project involves previously disturbed land
- The footprint of the existing building will be unchanged as a result of the project
- No trees will be removed as a result of the project
- Project plans call for the elimination of 10 covered parking spaces, with no change to the existing open-air parking lot configuration
- Stormwater runoff is collected through catch basins in the project parking lot and piped away from the project site

### Findings of Impact

- Post-construction impervious surface within the project site will remain essentially unchanged
- Stormwater runoff will remain essentially unchanged and will continue to be managed via the existing storm drain system
- Existing landscaping along the front and side of the project building includes a large growth of bamboo, an invasive species
- Use of pervious materials (i.e., porous asphalt, pervious concrete) for project parking surfaces would help to improve the quality of stormwater runoff
- The project building and related improvements should be designed and built to be as energy efficient as possible, including the installation of rooftop solar panels and conversion to electric space and water heating

### Recommendation

The EC recommends the removal of existing bamboo plants from the front and side of the project building and the planting of native shrubs in their place. Any other shrubs to be planted on the project site should be of a species native to the Township. The Planning Board should require the installation of at least one electric vehicle charging station within the existing project parking lot.

The New Jersey Global Warming Response Act 80 x 50 Report 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 Planning Board should strongly encourage the developer to include rooftop solar panels and electric space and water heating in the project as a matter of social responsibility.

The EC approves the amended site plan application on condition that this report be read and discussed at the Planning Board project hearing.

CC: Environmental Commission Members  
James Slate, Township Engineer  
Sonia Santiago, Planning Board Secretary