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April 14, 2021

**VIA EMAIL ONLY**

Morris Plains Planning Board  
Borough of Morris Plains  
531 Speedwell Avenue  
Morris Plains, New Jersey 07950  
Attention: Ms. Karen M. Coffey, Secretary

Re: Tabor Road Owner LLC  
201 Tabor Road  
Block 151, Lot 2.01

Dear Ms. Coffey:

As you know, our firm represents Tabor Road Owner, LLC (the "Applicant"), the owners of the above-referenced property, in connection with an application pending before the Planning Board requesting to modify certain conditions set forth in Resolution No. 19-09, dated June 17, 2019 and in Resolution 20-10, dated October 19, 2020. At its meeting on March 15, 2021, the Planning Board voted to approve all but one of the requested modifications, consistent with the testimony of the Applicant and Applicant's witnesses at the hearing, and carried consideration of the Applicant's request to modify the soil sampling obligations to its next meeting on April 19, 2021.

The remaining condition for consideration before the Planning Board is set forth at 8(n) of Resolution No. 19-09, dated June 17, 2019, and incorporated by reference in Resolution 20-10, dated October 19, 2020, and provides that the Applicant is to conduct soil sampling and analysis after demolition. At this time, the Applicant amends its request for modification of this condition to provide as follows:

The Applicant will retain EWMA under the oversight of an LSRP to collect 32 samples of concrete from the demolition material staged onsite and analyze them for pcbs and metals. EWMA will provide a workplan with sample locations to the Planning Board's consultant, Joseph Norton, for review and approval and will implement the plan once approved. The Planning Board will be provided with a letter report from the LSRP documenting the results of the sampling within 45 days of the sampling .

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*Handwritten signature: M. Herlihy*

In the event the samples are below NJDEP residential soil standards, we request that no soil sampling will be required. In the event impacted materials are found, they will be removed and disposal documentation will be provided. Further, if impacted materials are found, EWMA will submit a soil sampling plan for the review and approval of the Planning Board's consultant, Joseph Norton. The analytical parameters will be limited to pcbs and metals and limited to the stockpile area(s) impacted and to include the building footprints where PCB's were detected in pre-demolition testing. Any sampling will occur within 30 days from approval of the workplan.

Please let us know if you have any questions or require anything further at this time. Thank you.

Sincerely,



cc: Tabor Road Owner, LLC  
Andrew Brewer, Esq.  
Joseph Norton  
Leon Hall