

RESOLUTION OF THE PLANNING BOARD
TOWNSHIP OF SOUTH ORANGE VILLAGE

Decided: January 9, 2018
Memorialized: February 5, 2018

**MERIDIA VILLAGE COMMONS I, SOUTH ORANGE, LLC
PRELIMINARY AND FINAL SITE PLAN APPROVAL
WITH "C" VARIANCE RELIEF
209 VALLEY STREET and 8, 10, 14 & 16
FOURTH STREET
BLOCK 2303, LOTS 7, 8, 9, 10 & 11
PB APPLICATION #260**

WHEREAS, Meridia Village Commons I, South Orange, LLC ("Applicant") having made application for preliminary and final site plan approval with variances to the Township of South Orange Village Planning Board (Application #260) regarding property located at 209 Valley Street and 8, 10, 14 & 16 Fourth Street, South Orange, NJ (the "Premises"), and known as Lots 7, 8, 9, 10 & 11, Block 2303 on the tax map of the Township of South Orange Village (the "Village"); and

WHEREAS the Board having accepted jurisdiction based upon proof of publication and notices provided in accordance with the Municipal Land Use Law; and

WHEREAS, a public hearing having been conducted at meetings held on October 24, 2017, December 6, 2017 and January 9, 2018 and the Applicant having appeared by its attorney Joseph A. Pojanowski, Esq. of Bertone Piccini, LLP, and the Board having heard testimony of the Applicant's witnesses including Sean McGowan, Vice-President of Capodagli Property Company and Meridia Village Commons I, South Orange, LLC, James Haley, RA, Joseph Sikora, LA, Craig Peregoy, PE, Gerard Giosa, Joseph Sparone, PE, PP, and considered the exhibits and expert reports submitted by Applicant, and considered the comments and review memos from the Board's Planner Topology dated October 19, 2017, December 1, 2017 and January 5, 2018, and the memos from Board's Consulting Engineer Casey & Keller, Inc. dated August 31, 2017, October 17, 2017, December 1, 2017 and December 29, 2017, and considered the comments of all members of the public desiring to be heard, and having deliberated on the merits of the application;

NOW, BE IT RESOLVED AS FOLLOWS:

EVIDENCE SUBMITTED

In summary, the following evidence was submitted in connection with the application and considered by the Board:

1. The Board received the application and the documents submitted therewith, including the following:

- (i) South Orange Village Planning Board application filed on July 20, 2017 with Attachment
- (ii) Owner's Consents;
- (iii) Certificates of Paid Taxes;
- (iv) Checklist;
- (v) Technical Memorandum prepared by Gerard Giosa of Level G Associates dated July 18, 2017 (5 pages)
- (vi) Preliminary and Final Site Plans prepared by Dynamic Engineering dated June 19, 2017 (11 Sheets);
- (vii) Boundary Survey Plan prepared by Dykstra Walker Design Group dated April, 2015, last revised June 20, 2017 (2 Sheets);
- (viii) Conceptual Landscape Design Package prepared by Sikora Wells Appel dated June 20, 2017;
- (ix) Architectural Plans prepared by Haley Donovan Architecture dated June 20, 2017 (16 Sheets);
- (x) Stormwater Drainage Report prepared by Dynamic Engineering dated June, 2017;
- (xi) Traffic Impact Study prepared by Dynamic Traffic dated June 19, 2017
- (xii) Photographs of the site and surrounding roadways prepared by Dynamic Engineering.

In addition, the Board received the following:

- (i) Copies of Notice, 200' list and proofs of mailing and publication
- (ii) Landscape Architecture Plans prepared by Sikora Wells Appel Landscape Architecture dated October 10, 2017, revised November 20, 2017 (5 Sheets)
- (iii) Parking Management Plan prepared by Level G Associates dated October 6, 2017
- (iv) Hudson-Essex-Passaic Soil Conservation District application prepared by Dynamic engineering dated October 9, 2017
- (v) Essex County Planning Board application prepared by Dynamic Engineering dated October 9, 2017
- (vi) Engineer's Statement regarding Existing Critical Environmental Areas prepared by Dynamic Engineering dated June 20, 2017
- (vii) Traffic Control Plan prepared by Dynamic Engineering dated June 19, 2017
- (viii) Phase I ESA Preliminary Assessment Report prepared by Fennelly Environmental Associates, LLC dated April 2015

- (ix) Waste Removal Statement prepared by Capodagli Property Company, LLC dated October 9, 2017
- (x) Cover and Transmittal letter including itemized responses to prior completeness reviews prepared by Dynamic Engineering dated October 10, 2017
- (xi) Traffic Impact Study prepared by Dynamic Engineering dated June 19, 2017, last revised October 6, 2017
- (xii) Cover and Transmittal Letter including itemized responses to prior technical reviews prepared by Dynamic Engineering dated November 21, 2017
- (xiii) Landscape Architecture Plans prepared by Sikora Wells Appel dated November 20 2017 revised December 4, 2017
- (xiv) Landscape Architecture Color Rendering & Detail Package prepared by Sikora Wells Appel Landscape Architecture dated December 4, 2017 but received November 30, 2017
- (xv) Parking Count Summary: 4th & Valley Redevelopment Parking Study for November 9, 2017 and November 12, 2017 prepared by Level G. Associates
- (xvi) Hudson-Essex-Passaic Soil Conservation District approval dated November 1, 2017
- (xvii) South Orange Fire Department approval for fire lane prohibitions on 4th Street via email exchange last dated November 16, 2017
- (xviii) Cover and Transmittal letter including itemized responses to prior reviews prepared by Dynamic Engineering dated December 20, 2017
- (xix) List of Deviations prepared by Dynamic Engineering dated December 20, 2017 (1 Sheet)
- (xx) Stormwater Collection System calculations Addendum prepared by Dynamic Engineering dated December 15, 2017
- (xxi) Memoranda of meeting with Applicant's team, Topology, South Orange Parking Authority and the Village Administrator prepared by Topology dated December 1, 2017
- (xxii) Parking Stress Test Parameters prepared by Applicant and emailed on December 18, 2017
- (xxiii) Letter from Sean McGowan, Esq., to the Board dated December 20, 2017
- (xxiv) Preliminary and Final Site Plans prepared by Dynamic Engineering dated June 19, 2017 revised October 6, 2017, revised November 20, 2017, and last revised December 20, 2017
- (xxv) Architectural Plans prepared by Haley Donovan Architecture revised October 6, 2017, and last revised November 16, 2017
- (xxvi) Stormwater Drainage Report prepared by Dynamic Engineering dated June 2017 revised October 2017

2. The Board accepted into evidence the following exhibits:

- Ex. A-1 – Colored rendering of the site plan dated October 24, 2017;
- Ex. A-2 – 11”x17” Architectural drawings
- Ex. A-3 – Conceptual Perspective and Renderings of the Elevations
- Ex. A-4 – Conceptual Perspective
- Ex. A-5 – Landscape Architect Plan
- Ex. A-6 – Material board of Brick Veneer
- Ex. A-7.1 – Fiber cement – light colored
- Ex. A-7.2 – Fiber cement – dark colored
- Ex. A-8 – Wood Panel
- Ex. A-9 – Asphalt Shingles Fiber Glass
- Ex. A-10 – Luminaire Specification – wall mount sconce
- Ex. A-11 – Village Commons prepared by Sikora Wells
- Ex. A-12 - Site Plan rendering dated December 4, 2017
- Ex. A-13 - Alternate Streetscape rendering
- Ex. A-14 - Lighting Plan dated December 4, 2017
- Ex. A-15 - Revised Landscape Plan
- Ex. A-16 - Parking Management Plan
- Ex. A-17 - Samples of specification of the live roof

3. Joseph Pojanowski, Esq. appeared on behalf of the Applicant.

4. Applicant’s first witness was Sean McGowan a Vice-President of Development at Meridia. Mr. McGowan testified that the property was subject to the 4th & Valley Redevelopment Plan (the “Plan”). The proposal was to demolish the existing buildings and construct a new mixed-use building having 106 apartment units, 10 of which would be affordable with funding for 10 more affordable units off-site. He noted there would be a large public plaza which was a key component of the building’s design and a requirement of the Plan for the site. The building would be a short walk to the South Orange train station and was expected to draw millenials as well as empty-nesters. Applicant had met and received feedback from the Academy Heights Neighborhood Association which had resulted in scaling the building down to 3 stories high along Valley Street and 5 stories at the rear along 4th Street. He noted that there would be approximately 8,824 square feet of retail space on the first floor facing Valley Street and ground level live/work spaces facing the public plaza along 4th Street. A parking garage was included inside the building. A \$250,000 donation would be made to the Village to upgrade Founder’s Park.

5. James Haley, RA was qualified and described the proposed architectural plans prepared by his firm. He introduced several exhibits including colorized renderings of the proposed structure. He described the building as including

apartment units, retail space, live/work spaces which open onto the public plaza, a fitness center, lobby, grand staircase and mail room. He went over the proposed building materials which include brick base and glass along Valley Street and fiber cement siding. Proposed building material samples were shown and introduced as exhibits with the proviso that they were representative of the actual materials to be used.

Responding to Board questions he agreed there would be railings on the terraces on the townhouses facing Valley, the building would be sprinklered, parking spaces in the garage would be 8'8" wide, there would be 2 elevators into the parking level and the garage would be openly ventilated. The lower two floors of the building would be concrete and steel with wood frame for the upper levels.

6. Applicant's third witness was Joseph Sikora, LA who described the proposed landscaping on Exhibit A-11 as well as features such as the bike racks, wood burning fire pit and railings. He stated that the plaza would be roughly 50' x 200' in size and would include wood benches, trees, a small stage, and potential outdoor seating for a restaurant in the retail space on the corner of Valley Street. Due to grade changes the plaza would be separate and higher than the 4th Street sidewalk and would require retaining walls which would increase in height as the grade declines away from Valley Street. He confirmed that the proposed bike racks and seating were for use by everyone not just building tenants.

Responding to the Board he stipulated that the seating would include arm rests and backs for the less physically able, and that a railing would be installed around the "green" roof.

7. Applicant called Craig Peregoy, PE, a traffic engineer, who testified about the traffic study he prepared. After gathering data about current vehicle trips on Valley Street and identifying peak hours for same he then used the Institute for Traffic Engineers trip generation figures to calculate the increase in trips anticipated by construction of the project. He concluded that the project would have no impact upon the Levels of Service for the nearest intersection at 3rd Street and Valley. He also stated that circulation for the combined lots of the site would be improved since the number of curb cuts would be greatly reduced.

8. Applicant then called Gerard Giosa, a principal of Level G Associates who was sworn and acknowledged as an expert in parking. Mr. Giosa discussed his Parking Management Plan and described the parking spaces for use by the residents, retail space, visitors and the public. He spoke to the number of on-street parking spaces and noted there are 258 public spaces in the garage inside the building at 3rd Street and Valley. He noted that the Redevelopment Plan for the site allows for a "phased off-site parking scheme" which would allow for

incremental increases in parking supply to accommodate the parking needs as retail and restaurant tenants took occupancy of the commercial/retail space.

Responding to Board questions he noted that each apartment would have one parking space inside the garage, and that valet parking might be used to stack cars in the garage to increase capacity. Per discussion with the Board the Applicant agreed to provide a revised parking plan.

9. When the hearing resumed on December 4, 2017 Applicant called Joseph Sparone, PE, PP of Dynamic Engineering who was sworn and qualified as an expert in engineering and planning. Mr. Sparone described the site plan and introduced exhibits including a lighting plan and alternate streetscape rendering. The site has a 14' grade differential sloping away from Valley Street toward the western boundary. He discussed the proposed location for an above ground transformer, fencing on the West and South sides of the building, and a potential sidewalk bump out. He noted the garage would have 124 spaces and adjacent on-street parking would be 15.

At the Board's request he discussed with the Board how delivery vehicles would k-turn at the end of 4th Street, that the lights on the public plaza would have separate controls and could be dimmed, and the width of the sidewalk bump out at the corner of 4th and Valley.

10. For planning testimony Joseph Sparone testified how the application furthered the goals of the Plan including revitalizing Valley Street, redeveloping properties in the area, improving the streetscape and circulation, providing complete streets on Valley, and adding a public space all with significant architectural features.

11. Joseph Sikora, LA was recalled and testified that 35-40% of the public arcade would be shaded with deciduous trees, and that figure would increase to 50% as the trees grew, which would also provide canopy over the sidewalk. New trees (3-4) would be added on 4th Street. He stipulated that all exterior landscaping would be permanently irrigated and maintained.

12. Gerard Giosa was recalled to further discuss his Parking Management Plan. He noted that he had met with the South Orange Parking Authority on November 30, 2017 and referenced the Topology memo dated December 1, 2017. He proposed that if the parking demand reached 85% of capacity that Applicant would implement remedies such as off-site parking at the garage inside the building at 3rd and Valley or elsewhere.

13. The Board expressed concerns about how the parking demand increase would be monitored and measured. Applicant was asked to provide further

information on that issue, as well as to provide new bump outs for additional trees on 4th Street, and a new curb bump out at the intersection.

14. When the hearing resumed on January 9, 2018 Gerard Giosa was recalled and discussed Applicant's newest proposal to delay addressing the parking demand for the commercial space until such time as those units are built and leased out. This proposal would allow the Board to evaluate the parking needs of the specific use of the commercial space, something that cannot happen under the current Application. The Applicant proposed that Board approval be required prior to a Certificate of Occupancy being provided to the commercial tenant or user of the commercial retail space.

15. During the course of the hearing several members of the public cross-examined Applicant's witnesses and also offered remarks during public comment.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

16. The proposed project would consolidate five lots (Block 2303, Lots 7 -11) located on the southern side of 4th Street and at the southwest corner of 4th Street and Valley Street. Together the lots would total 1.15+/- acres. The lots are presently used for an automobile repair facility at the corner of 4th and Valley (Lot 7) and single and two-family residences along 4th Street (Lots 8-11).

17. Surrounding uses include the Central Business District and South Orange Train Station to the North and a mix of residential, retail and office uses to the South and East. The property is bounded on the West by a driveway to a PSE&G substation which runs parallel to the Morris & Essex train line.

18. The site is the subject of a redevelopment plan (the "Redevelopment Plan" or "Plan") dated March 27, 2017 and adopted by the Village on April 24, 2017.

19. Applicant proposes to demolish all existing structures and construct a new mixed-use building having 106 residential units with 8,824+/- sq. ft. of retail space on the first floor along Valley Street. The building would include a parking garage containing 124 spaces accessed by way of a driveway on 4th Street. A rooftop deck would be available for use by residents. A large public plaza would be on the North side of the building facing 4th Street.

20. During the hearing the Applicant made several revisions to the plans in response to comments by the Board. Areas of concern included landscaping, lighting, circulation, loading, sidewalk trees, location of a ground transformer, and architectural design. The Redevelopment Plan included several design

elements which required the Applicant's attention and incorporation into their plans.

21. Among the Board's chief concerns was parking. The Plan required each apartment to have one parking space inside the garage. The garage has 124 spaces which left 18 spaces for retail tenants, their customers and employees, although the Redevelopment Plan allows for a phased parking plan for the commercial uses of the proposed building, subject to the Board's discretion. The major issue with Applicant's parking plan was outlined in Topology's memo to the Board dated December 1, 2017:

While Applicant's proposal provides sufficient on-site parking to meet the parking standards for residential units as contained in the Redevelopment Plan, there is insufficient on-site parking for the commercial uses. Currently, the uses in the commercial area have not been finalized. While it is envisioned that the commercial area would be split with 50% of the footage used as a restaurant use and the other 50% of the footage used for retail, market factors may change the actual usage at occupancy. As such, it is not possible at this time to determine the parking demand that the commercial area will generate.

Since commercial parking demand cannot be determined at this point, there is uncertainty as to the sufficiency of the parking plan to meet the ultimate parking demand. To provide a level of comfort to the Board that the parking demand will be adequately managed, Applicant proposes the use of a Stress Test. If the Stress Test shows that available parking is insufficient, the developer will be required to make efforts to secure other parking through valet mechanisms or securing parking in under-utilized surrounding private lots. The goal is to show that parking demand will be managed and negative impacts on surrounding neighborhood streets will be minimized. The proposed Stress Test is as follows:

- i. Timeline:
 - Upon issuance of the Certificate of Occupancy for commercial areas, Applicant will utilize the Phase 1 Parking Strategy. (See 3.iii)
 - 12 Months after the issuance of the Certificate of Occupancy for commercial areas, Applicant will conduct the Stress Test Study.

22. The proposal to adopt a Stress Test was eventually withdrawn by the Applicant after it proved too difficult to design and implement. Questions were raised about who would conduct the future parking study, what would trigger the need for a study, whether it would occur when all or only a part of the commercial space was occupied, what days should be studied, and more importantly what the Remediation Strategy would be if Applicant “failed” to comply or the proposed parking plan was insufficient. Additionally, since the commercial tenants would not be signing leases and occupying until after the building is constructed, whether there would be a restaurant and the parking supply available at that time were all unknowns, which made attempting to design solutions at this stage unworkable.

23. Rather than the Stress Test Applicant agreed to a condition that commercial leases for the 8,824 +/- sq. ft. would include a contingency clause that issuance of a certificate of occupancy for each of the commercial spaces would be subject to Planning Board review and approval for parking.

24. The application requires waivers from the Redevelopment Plan as follows:

Waiver	Explanation
4 th Street - Street Trees	Not planted at a maximum spacing of 20-25 ft on center as specified in the Redevelopment Plan due to expanded travel way and to allow for on-street parking
Lighting Levels	Lighting levels within the plaza area are outside the 2-5 ft candle range as specified within the Redevelopment Plan. The average is within the range at 3.6 ft candles
4 th Street – Sidewalks	Sidewalk width is less than the required 8’ specified within the Redevelopment Plan due to the expanded travel way. A maximum of 7’ 1” is provided. A minimum width of 6 ft is required and the minimum proposed width is 4’ - 9½”
Plaza Area – Shade	Shade in the plaza will not initially meet the required 50% coverage of the plaza area. The Landscape Architect Plans depict the trees approximately 5 years after planting and provides approximately 40% coverage when added to the umbrellas and building overhang. If the area of planters is added, it is 44.5% coverage. Fifteen years after planting, just over 50% coverage is provided and complies with the redevelopment. The coverage will be well over 50% in 15 years if the square footage of the planters is included in the calculation.

25. Per Section §2.2 of the Plan the standard of review for deviations from its requirements is the standard for bulk variance relief under Municipal Land Use Law 70(c) i.e. either (1) hardship or (2) that the benefits outweigh the detriments.

26. The Board finds that the deviations requested are warranted. The benefits of the application are clear in that it furthers the goals of the 4th & Valley Redevelopment Plan, namely:

Goal 1 – Revitalize and encourage investment along the Valley Street corridor;

Goal 2 – Reposition or redevelop blighted and under-performing properties;

Goal 3 – Create new opportunities for a range of retail and residential uses along Valley Street and encourage private and public investment;

Goal 4 – Strengthen the Village’s tax base through diverse and incremental ratables;

Goal 5 – Create a vibrant, active and pedestrian friendly corridor for the community to take pride in;

Goal 6 – Improve vehicular circulation along Valley Street and address congestion by managing vehicular access and reducing conflicts;

Goal 7 – Re-envision and design a safe and welcoming complete street along Valley Streets that meet the needs of all users;

Goal 8 – Create human-centered and usable public spaces that leverage and connect to existing open spaces and provide opportunities for active and passive recreation;

Goal 9 – High quality architecture that honors the character of the surrounding neighborhood but is of its time.

27. The proposal is also consistent with and effectuates the goals of the South Orange Smart Growth Plan adopted in October, 2007 by implementing mixed-use development near the Central Business District and South Orange Train Station.

28. The application also furthers purposes of zoning set forth in MLUL §2, namely:

(a) Encouraging the appropriate use of land in a manner which promote the general welfare; and

(i) Promoting a desirable visual environment.

29. The negative impacts of the requested deviations are relatively minor and far outweighed by the benefits. The sidewalk width, exterior lighting levels, trees and shading are appropriate for the project and design despite not fully complying with the Plan, and their off-site impacts will not impose a substantial burden on the neighborhood. Shading would increase as the planted trees matured, and Applicant agreed to install dimmable lighting for the plaza area.

30. The proposed project would create mixed-use, smart growth development in an area specifically designated for those uses. The architectural designs as specified in the Redevelopment Plan are met almost unanimously and the minor deviations will not substantially impair the area. In sum, the project will further many of the Village's planning goals and nearly all of the goals in the Redevelopment Plan with limited negative consequences.

31. For all these reasons the Board finds that the Applicant has met the positive and negative criteria necessary for the deviations sought.

THE DECISION AND CONDITIONS

WHEREAS, the Board, having reviewed the application for preliminary and final site plan approval with deviations, and having considered the impact of the proposed application on the Village and its residents and the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the Master Plan, the 4th and Valley Redevelopment Plan, and zoning ordinances of the Township of South Orange Village and the Municipal Land Use Law; and upon the imposition of specific conditions to be fulfilled, hereby, concludes that good cause has been shown to approve the application of Applicant for preliminary and final site plan approval with deviations.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of South Orange Village that the application for preliminary and final site plan approval with deviations from the 4th & Valley Redevelopment Plan as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is hereby granted with the following conditions:

1. The Applicant shall comply with all applicable Township, County and State laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local and state approvals and/or permits.

2. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in

conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

3. The Applicant shall pay all outstanding taxes, application fees, technical review fees and inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within ten (10) days of notification.

4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.

5. Railings shall be required to be attached to the parapet wall along the green roof. Details to be shown on the final architectural plans.

6. Bicycle racks to be maintained by the owner of the building to be constructed.

7. There will be no wheel stops in the garage parking spaces.

8. There shall be at least one internal parking space allocated to each apartment unit.

9. If PSE&G requires that the transformer be placed on the sidewalk adjacent to Valley Street, Applicant shall return to the Board for amended site plan approval.

10. All exterior lighting shall have separately controlled multi-zone dimmers.

11. Upon completion of improvements Applicant shall resurface 4th Street from the intersection with Valley Street westward to the property line.

12. Trees in the sidewalk bump outs shall be London Plane.

13. Final architectural plans to show floor elevations.

14. Detailed grading plan to be submitted.

15. Applicant to provide Engineer's estimate for cost of improvements.

16. All commercial leases shall include a contingency clause which requires approval from the Planning Board for parking before issuance of a Certificate of Occupancy.

17. Owner shall irrigate and maintain all exterior landscaping.

18. Revise plans to show 4 street trees along 4th Street including one in the bump out at the intersection of 4th Street and Valley Street.

19. Owner shall comply with the requirements of the Redevelopment Plan except for deviations noted herein.

20. Applicant to comply with the comments in the review letters from Topology and from Casey & Keller, Inc.

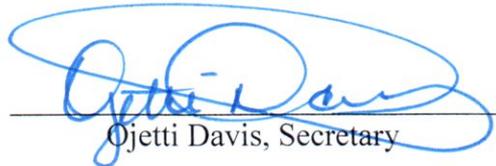
21. Exterior materials shall be of quality equal to or better than the samples shown to the Board during the hearing.

22. Applicant shall comply with an affordable housing obligation as agreed to with the Village in the Redevelopment Agreement between the Applicant and the Village.

23. Applicant to comply with the 4th and Valley Redevelopment Plan except as otherwise set forth herein.

24. All conditions of approval to be shown on the plans.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Secretary on the 5th day of February, 2018.


Ojetti Davis, Secretary

Vote on Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
BUSCH-VOGEL		X	X			
COLTON-MAX (Ch.)	X		X			
HARRIS (1st Alt.)						X
LERMAN			X			
LOEHNER						X
MILLER (V. Ch.)			X			
ROSNER			X			
WILSON			X			

Vote on Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
BUSCH-VOGEL						
COLTON-MAX (Ch.)			X			
HARRIS (1st Alt.)						
LERMAN						
LOEHNER						
MILLER (V. Ch.)	X		X			
ROSNER			X			
WILSON		X	X			