

Remo A. Caputo

Attorney at Law

ONE BROADWAY

SUITE 201

DENVILLE, NJ 07834

(973) 625-3326

FAX (973) 625-3564

EMAIL remocaputo@msn.com

December 29, 2020

Morris County Planning Board
County of Morris
Post Office Box 900
Morristown NJ 07963-0900

***Re: Morris Plains Holding UE LLC - Application for:
Amendment of Planning Board Resolution dated July 10, 1984; Change of Use;
Preliminary and Final Site Plan Approval with Variances and Waivers;
Soil Disturbance and Importation of Soils Permit;
Borough of Morris Plains Planning Board
Block 161 Lots 1, and 3 and Block 161.05 Lot 3.01 Borough of Morris Plains
1701, 1705 and 1711 Route 10 East & Littleton Road, Morris Plains, New Jersey***

Dear Sir/Madam:

Please be advised that this office represents Morris Plains Holding UE LLC, with regard to the above referenced Application for Preliminary and Final Site Plan Approval with design and checklist waiver requests before the Borough of Morris Plains Planning Board. Enclosed, therefore, please find the following:

1. An original and one (1) copy of the Morris County Planning Board Application Form;

2. Per my conversation with Greg Perry of December 24, 2020, I have not enclosed an application fee due to the uncertainty of the required amount. While I indicate a fee of \$500.00 on the application form, I request that the fee be confirmed. The subject site received an advisory review dated March 2, 2020 (File Number 2020-23-2-PS-0) for a previous Preliminary and Final Site Plan which was approved by the Morris Plains Planning Board on September 2020. The Applicant has now made Application for an additional 3,500 sf pad site. The previous Application was approved with 1,000 parking spaces, the new proposed application reduces the number of parking spaces to 931. No improvements or changes to the site have yet been made in conjunction with the said recent Approval. Please advise of the correct amount of the fee and same will be forward to the County.

3. Two (2) copies of a completed Preliminary and Final Site Plan Application to the Borough of Morris Plains Planning Board which among other things includes:

(a) Two (2) signed and sealed copies of drawings entitled " Preliminary and Final Site Plan Briarcliff Commons, Block 161 Lots 1 and 3 - Block 161.05 Lot 3.01- Tax Map # 16 - Borough of Morris Plains, Morris County, New Jersey, including an aerial photograph of the site prepared by Paul W. Anderson, N.J. Professional Engineer, License Number 33410, Anderson Consulting Services, LLC, 40 Miller Drive, Boonton, New Jersey 07005, dated December 22, 2020 consisting of Sixteen (16) sheets;

(b) Two (2) signed and sealed copies of architectural drawings entitled "Briarcliff Commons Tenant Out-Parcel Bldg. 1711 Route 10, Morris Plains, New Jersey 07950" Prepared by Perry M. Petrillo Architects, PC, 9 Park Avenue, Park Ridge, New Jersey 07656, dated December 23, 2020 and consisting of one (1) sheet;

Morris County Planning Board
December 29, 2020
Page two of two

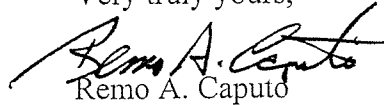
(c) Two (2) signed and sealed copies of a Survey entitled "Final As Built Survey of Tax Lots 1, 2.04 & 3 Block 161 -Tax Lot 3.01 - Block 161 - 1701 - 1711 Route 10 - Township of Morris Plains - Morris County, New Jersey", prepared by Marc J. Cifone, and Jeffrey O. Males, Lakeland Surveying, 117 Hibernia Avenue, Rockaway, NJ, dated January 21, 2020 and consisting of one (1) sheet;

(d) Two copies of a Freshwater Wetland Letter of Interpretation: Line Verification File No & Activity No.: 1423-07-0001.1, FWW100001 from the State of New Jersey Department of Environmental Protection - Division of Land Use Regulation dated January 21, 2020;

If you require further information, please do not hesitate to contact me.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,



Remo A. Caputo

RAC/rc
Enclosures

cc: Borough of Morris Plains Planning Board
Morris Plains Holding UE LLC
Paul W. Anderson, N.J. P.E., Anderson Consulting Services, LLC

**MORRIS COUNTY PLANNING BOARD
LAND DEVELOPMENT REVIEW
APPLICATION PROCEDURES**

SUBMISSION REQUIREMENTS:

Subdivision – All subdivisions must be submitted to the County Planning Board for review.

Major Subdivisions – will be reviewed for County approval

Minor Subdivisions – will be reviewed to determine:

1. If the project fronts along a County road; and/or
2. If the project will affect any County drainage facilities.

For those minor subdivisions which meet either one or both of the above criteria, the project will be reviewed for approval. If a minor subdivision does not meet either criteria, an exemption letter will be sent.

Site Plans – Site Plans will be reviewed to determine:

1. If the project fronts along a County road; and/or
2. If the project contains an amount of impervious surface equal to or greater than one acre (43,560 sq. ft.)

For those site plans which meet either one or both of the above criteria, the project will be reviewed for approval. If the site plan does not meet either criteria, an exemption letter is sent.

PROCEDURES:

New applications must be submitted to the County Planning Board by the municipal approving authority or by the applicant and accompanied by the transmittal letter stating that the application has also been made to the municipal approving authority. Development applications revised in response to County Planning Board requirements may be submitted directly to the County Planning Board by the applicant.

Digital copy of final plat and fully signed paper copy of final plat are required prior to filing of final plat at the Morris County Clerk's Office.

REVISIONS:

Subdivision plats and site plans which are revised to comply with the County Planning Board requirements, or would alter a previous County Planning Board approval, must be resubmitted to the County Planning Board for review and approval.

REPORTS:

The County Planning Board has a statutory review period of thirty (30) days from the date of a complete submission. Upon completion of the County Planning Board review, a report will be mailed to the municipal approving authority with copies mailed to the applicant and his/her engineer. For those site plans and minor subdivisions found to be exempt, a notice of exemption will be mailed to the municipal approving authority.

SUBMISSION PACKAGE:

A complete application consists of the following:

- 1. Two (2) completed copies of the County application form (on the reverse side).
- 2. Two (2) copies of the subdivision or site plan drawings.
- 3. Two (2) copies of the drainage study (if required by the County Land Development Standards or municipal ordinance).
- 4. Two (2) copies of the traffic impact study (if required by the County Land Development Standards or municipal ordinance).
- 5. Payment of the review fee in accordance with the fee schedule on the reverse side of this application. If no fee is included, the applicant will be billed and the project may not be reviewed until payment is received. No fee is required for resubmissions.

Package should be submitted via mail to: Morris County Planning Board
P.O. Box 900
Morristown, NJ 07963-0900

Or via personal delivery or overnight to: Morris County Planning Board
30 Schuyler Place, 4th Floor
Morristown, New Jersey 07960

Questions, please call: (973) 829-8120

(Revised 8/08)