



M&M AT MORRIS PLAINS, LLC

January 21, 2021

Ms. Karen Coffey
Secretary, Borough of Morris Plains Planning Board
531 Speedwell Ave
Morris Plains, NJ 07950

Re: M&M at Morris Plains, LLC
200 Tabor Road, Block 121, Lot 1.02-1.05
Amended Final Site Plan – Affordable Housing Component
PB-5-18a

Dear Ms. Coffey,

M&M at Morris Plains, LLC (M&M) is the applicant and owner of the referenced site. M&M submitted an application to amend the Final Site Plan approval to enlarge the 34 unit building at 1 Adams Avenue by approximately 1,440 sf. The Applicant wishes to provide the following information in response to the letters from Mr. Hall and Ms. Leheny;

1. The Certification of Taxes (**Item 17**) is provided as received from the Borough on January 19, 2021.
2. A revised Architectural Package (**Item 45**), revised to 1/19/2021, is attached adding the elevation sheets to the package at the appropriate scale. To do so, an additional sheet is added as Sheet 29 and 29a. The elevations are unchanged in terms of size, scale and materials. The changes include locating the electrical meters, and coordinating the door locations.
3. An updated Recycling Plan (**Item 49**) is attached, revised to January 21, 2021. The trash and recycling rooms are correctly labeled at each floor and indicate the three (3) 96 gallon containers, two (2) for recycling and 1 for trash on each floor. These will be collected by M&M maintenance staff each day and emptied to the trash and recycling container facility located on the west side of Adams Ave. The trash and recycling container facility has been made a little larger (10' x 30') to accommodate three (3) containers, two for recycling and one for trash.
4. The internal Mail Room has been eliminated to match the approved Post Office Plan, which provides for curbside mailboxes for the smaller buildings, similar to the boxes provided for the Townhomes and Stacked Townhomes on Veterans Drive. M&M has added additional area to the package room to accommodate internal US Mail if the Post office can be convinced to provide it.
5. The large Mechanical Room in the prior approved plans was always somewhat of a placeholder that took the place of units that exist at the upper floors. The actual mechanical needs of the building are provided in the two TEL rooms and the water meter room on the ground floor. The room next to the elevator is elevator and building controls, while the room to the east is for telephone, internet, cable and electrical controls. The water meter room will contain water meters and any other mechanical equipment.
6. The package room has been relocated to the west side of the entry and revised to add some additional area to the room to return it to closer to the original 208 sf to accommodate any potential internal mail boxes and package area.
7. The prior mechanical room will be used as a tenant amenity area. While programming is not complete, we expect a small fitness area with treadmill and elliptical machines and an area for stretching, exercise, yoga, etc. The remainder of the area will be programmed as sitting and work areas, with cubicles for work or study from home and a small conference table. Areas such as this have become more popular as people and students work from home and look for somewhere to do it that is not the kitchen table.

A Venture of Edgewood Properties and JMP Holdings - ATTENTION TO RETAIL™
www.mmrealtypartners.com

1260 Stelton Road Piscataway, NJ 08854 Ph: 732.985.1900 • Fax: 732.985.6349	160 Essex Street, Suite 200 Lodi, NJ 07644 Ph: 973.779.7466 • Fax: 973.779.0493
---	---



8. The footprints and floor areas of the units are shown correctly. Quite simply, the prior plans were conceptual plans that were largely unchanged since 2016. As M&M moved to develop construction plans we realized the units were not as large dimensionally as we would typically like and additional width was added to the living rooms, and the second bath in the 3 BR units were converted from half baths to full baths. Finally, an elevator was added to the building to bring the units in line with other affordable units in the market.

We look forward to discussing completeness with the Planning Board and providing whatever information is required to be declared complete on February 8, 2021.

Should you have any questions or require any additional information, please contact the undersigned at 732-421-5675 or jtaikina@mmrealtypartners.com.

Very truly yours,
M&M AT MORRIS PLAINS, LLC

John E. Taikina

John E. Taikina, PP, AICP
Director, Real Estate Development

- c. Douglas K. Wolfson, Esq., Weingarten Law Firm
Irina Elgart, Esq., Weingarten Law Firm
Leon Hall, PE, Borough and Planning Board Engineer
Elizabeth Leheny, PP, AICP, Borough and Planning Board Planner