

February 23, 2021



Morris Plains Planning Board
Atten: Karen Coffey
531 Speedwell Ave
Morris Plains NJ 07095-0305

Re: PB-1-20, Morris Plains Holdings UE, LLC
Block 161, Lots 1, & 3
Block 161.05, Lot 3.01
1705-1711 Route 10
246 Littleton Rd
B-3 Zone

Dear Ms. Coffey:

We have revised the plans to address the completeness items as outlined in the board professionals review letters. The following modifications have been made to the site plans.

Anderson & Denzler 2/3/21

A. Checklist E

1. Checklist item #9: References to lot 3.01 have been removed from the site plan title along with lot zoning analysis.
2. Checklist item #32: RT. 10 ROW dedication line has been shown more clearly.
3. Checklist item #33: Rt. 10 ROW dedication width has been added to the plans.
4. Checklist item #34: Size and gradient of existing storm lines in the vicinity of proposed construction have been added to the plans. Partial Waiver requested.
5. Checklist item #34d: Tree line for wooded areas has been revised. Wooded areas and scrub brush areas are labeled. (sheet SP-2)
6. Checklist items #35a-c: Waiver recommended. No plan changes necessary.
7. Checklist item #36: Waiver recommended. No plan changes necessary.
8. Checklist item #37: Waiver recommended. No plan changes necessary.
9. Checklist item #44: Unsigned Chopt floor plan provided; Partial waiver requested.
10. Checklist item #45: Unsigned Chopt elevation provided; Partial waiver requested.
11. Checklist item #49b, c & d: Information for recycling will be provided two weeks prior to request for certificate of occupancy.
12. Checklist item #54: Unsigned plans for Chopt signage provided; Partial waiver requested.
13. Checklist item #52: No new landscaping proposed for Restaurants A, B and C. Waiver requested.
14. Checklist item #57a&c: Waiver recommended. No plan changes necessary.
15. Checklist item #58b&c: Waiver recommended. No plan changes necessary.
16. Checklist item #62: Waiver recommended. No plan changes necessary.
17. Checklist item #63: Waiver recommended. No plan changes necessary.

18. Checklist item #64: Waiver recommended. CAD copy of plan to be provided after project approval.

B. Checklist F

1. Checklist item #11: References to lot 3.01 have been removed from the site plan title along with lot zoning analysis.

Planners Review letter dated January 14, 2021

B. Completeness

1. Checklist items #35a-c: Waiver recommended. No plan changes necessary.
2. Checklist item #36: Waiver recommended. No plan changes necessary.
3. Checklist item #37: Waiver recommended. No plan changes necessary.
4. Checklist item #44 - Unsigned Chopt floor plan provided; Partial waiver requested.
5. Checklist item #45 - Unsigned Chopt Elevation provide; Partial Waiver requested.
6. Checklist item #49b, c &d: Information for recycling will be provided prior to request for certificate of occupancy.
7. Checklist item #54: Waiver requested for building signage. Traffic signage provided.
8. Checklist item #57a&c: Waiver recommended. No plan changes necessary.
9. Checklist item #58b: Waiver recommended. No plan changes necessary.
10. Checklist item #58c: Waiver recommended. No plan changes necessary.
11. Checklist item #62: Waiver recommended. No plan changes necessary.
12. Checklist item #63: Waiver recommended. No plan changes necessary.
13. Checklist item #64: Waiver recommended. CAD copy of plan to be provided after project approval.

Hamel Associates 1/13/21

Traffic Review letter dated February 8, 2021

A. Site Plan Review

1. South bound lane:
 - a. Southbound lane:
 - i and ii: The site plans have revised to eliminate the southbound approach lane to the drive thru. This change eliminates issues regarding inadequate radius and blocking parking spaces.
 - iii: A “No outlet” sign has been added for the southern parking area.
 - b. Northbound lane:
 - i. Turning analysis provided for Northbound drive-thru lane
 - ii. Technical comment. To be addressed during technical review and testimony



- c. Plans have been revised to eliminate the southbound approach lane. All drive thru traffic to arrive via northbound lane and split into two lanes at prior to the ordering station.
- d. Technical comment. To be addressed during technical review and testimony
- e. Technical comment. To be addressed during technical review and testimony
2. Crosswalk, ramp and sidewalk at the northwest corner of the building have been removed.
3. ADA ramps and pedestrian crossing signs have been added for the crosswalk located at the egress of the drive thru lanes.
4. To be addressed in Testimony
5. Waiver recommended. No plan changes necessary.
6. Parking analysis to be addressed in technical review and testimony.

Other changes

1. Gas line connection has been added to the plans.
2. Easement line behind retail has been revised to show correct easement referenced. Trash enclosures have been revised to eliminate structures within the easement.

If you have any questions or require anything further please call.

Very truly yours

A handwritten signature in blue ink, appearing to read 'Paul W. Anderson', is written over a blue horizontal line.

Paul W. Anderson PE PP CME

CC Patrick Tandy
Remo Caputo