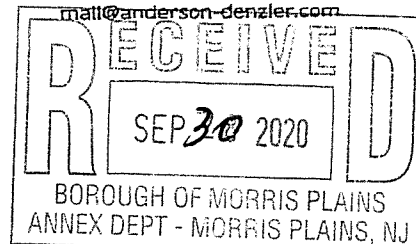


# ANDERSON & DENZLER ASSOCIATES, INC.

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September 30, 2020

Morris Plains Planning Board  
Borough of Morris Plains  
531 Speedwell Avenue  
Morris Plains, New Jersey 07950

Re: Howard Kraus  
7 Carlyle Avenue  
Block 37, Lot 7  
PB-5-20  
R-3 Zone

Application for Minor Subdivision with bulk variances  
consisting of the following:

- Minor Subdivision Plat, 2 Sheets, dated 8-3-18, revised to 8-11-20, prepared by VS Land Data
- Application for Development
- Checklist A
- Checklist F
- Certified list of property owners within 200 feet
- Sample Notice
- Other Application Documents

Dear Board Members:

Applicant proposes to subdivide this tract into 2 lots. Both lots require variance relief for minimum lot area within maximum depth of measurement and for lot width at the front setback line. Our completeness review only for minor subdivision and variance relief is as follows:

A. CHECKLIST A - MINOR SUBDIVISION:

1. Checklist Item #17: Ownership Disclosure: Waiver requested and recommended.
2. Checklist Item #23: All zoning requirements in accordance with Schedule D and footnote (6) have not been provided. Data for building coverage and maximum lot coverage shall be provided. The line entitled "Coverage" has no meaning in relation to footnote (6).
3. Checklist Item #34a & b: Waiver requested and recommended.

*HL/emmailed applicant*

*Handwritten initials/signature*

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Howard Kraus  
7 Carlyle Avenue

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September 30, 2020

4. Checklist Item #34c: Storm drains with sizes within 200 feet. Waiver requested and recommended.
5. Checklist Item #37: Mr. Anderson has issued a statement regarding the absence of wetlands. Is Mr. Anderson a qualified wetlands expert? Waiver required.
6. Checklist Item #38a: Soil Disturbance Permit. Item marked "N/A". How much soil will be disturbed for this application? Waiver required.
7. Checklist Item #38b: Soil Erosion & Sediment Control Plan. Item marked "N/A". What is the area of disturbance on Lot 8? Waiver required.
8. Checklist Item #38c: Tree removal permit. Are any trees being removed on any lot? Waiver maybe required.
9. Checklist Item #41: Stormwater Control Plan. Waiver requested and recommended for completeness only.
10. Checklist Item #42: Steep slope map details. Waiver requested and recommended.
11. Checklist Item #43: Riparian Zones: Waiver requested and recommended.

B. CHECKLIST F – VARIANCES:

1. Checklist Item #9: Ownership Disclosure. Waiver requested and recommended.
2. Checklist Item #23e: Corner lot yard depths. Waiver requested and recommended.
3. Checklist Item #24b: Survey sketch showing proposed building footprint not provided.
4. Checklist Item #24c, d & e: Floor plans, building elevations and proposed elevations at corners of proposed building. Waiver requested and deferred to Board.
5. Checklist Item #26: Same comment as A6 above.
6. Checklist Item #28: Special reasons. Waiver requested and recommended.

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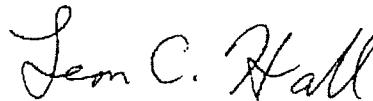
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September 30, 2020

7. Checklist Item #29: Steep slope map details. Waiver requested and recommended.
8. Checklist Item #30: Riparian Zones. Waiver requested and recommended.

Based on the above, we recommend both applications be deemed incomplete from an engineering viewpoint.

Very truly yours,  
ANDERSON & DENZLER ASSOC., INC.



Leon C. Hall, P.E.  
Borough Engineer

LCH:dm/MP5201

c: C. Falcon, via email  
E. Leheny, via email