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Planning & Real Estate Consultants

October 15, 2020

Borough of Morris Plains Planning Board
531 Speedwell Avenue
Morris Plains, NJ 07950

**RE: Application for Minor Subdivision Approval with Variances and Waivers
Planning Board Application #: PB-5-20
Applicant: Howard Kraus
Block 37, Lot 7
7 Carlyle Avenue
R-3 Residence District
Completeness Review**

Dear Members of the Planning Board:

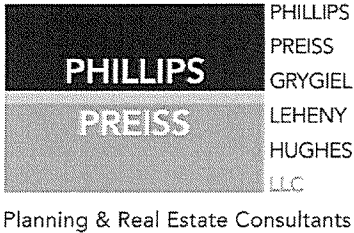
Introduction

The Applicant (i.e., Howard Kraus) proposes to subdivide a property located at 7 Carlyle Avenue into two lots which would be Block 37, Lots 7 and 8. The Applicant seeks variances for minimum lot size and lot width of the two proposed lots. This letter addresses the application for Completeness.

Documents Reviewed

The following documents were reviewed:

- Application for Development
- Schedule A
- Schedule F
- Zoning Denial letter dated March 19, 2020 and signed from Donald C. Salerno
- Letter from Paul Anderson, PE, PP, CME dated March 12, 2020
- Certified List of Property owners within 200 feet
- Proposed Notice to Property Owners
- Proposed Notice for Newspaper
- Letter from Heritage Abstract Company dated March 3, 2020
- Morris County Planning Board Application
- Color photographs of each lot within 200 feet of the property
- Minor Subdivision- 7 Carlyle Avenue- Block 37, Lots 7 and 8, Borough of Morris Plains, Morris County, New Jersey prepared by John J. Hanlon, Professional Land Surveyor dated August 3, 2018 with revisions through August 11, 2020
- 500 Radius Map prepared by John J. Hanlon, Professional Land Surveyor dated October 15, 2019



Completeness Review

We have reviewed the application for completeness and have the following comments:

CHECKLIST A

Item 17: This item requires ownership disclosure in accordance with C.40:55D-48.1. The Applicant requests a waiver because this section of the MLUL refers to applications by corporations or partnerships. **Waiver requested and recommended.**

Item 34a), b) and c): This item requires location within 200 feet of the property of existing a) watercourses and other drainage courses; b) bridges; and c) culverts and/or storm drains with sizes. The Applicant seeks a waiver from items a) and b) and a partial waiver from c). **Waiver requested and recommended.**

Item 37a), b) and c): This item requires information on freshwater wetlands delineation: a) a Freshwater Wetlands Permit from DEP; b) a Letter of Exemption from DEP; and c) a Letter of Interpretation from DEP. **Waiver requested. Defer to Engineer Hall.**

Item 38a), b) and c): This item requires information on a) Soil Disturbance Permit application in accordance with Chapter 19 and Ord. #19-2009; b) Soil Erosion and Sedimentation Control Plan; and Tree Removal Permit. **Waiver requested. Defer to Engineer Hall.**

Item 41: This item requires a stormwater control plan in accordance with Section 13-4.16A-K. **Waiver requested. Defer to Engineer Hall.**

Item 42: This item requires Steep Slopes Map Details in accordance with Section 13-5.9G. **Waiver requested. Defer to Engineer Hall.**

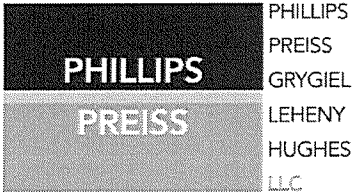
CHECKLIST F

Item 9: This item is the same as Item 17 in Checklist A. **Waiver requested and recommended.**

Item 23e: This item requires specific details of subject premises (present and proposed) where pertinent: e) Corner lot yard depths. This is not or will it be a corner lot. **Waiver requested and recommended.**

Item 24c: This item requires tentative building floor plans. **Waivers requested and recommended.**

Item 24d: This item requires building elevation drawings. **Waivers requested and recommended.**



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Item 24e: This item requires elevations at corners of all proposed buildings and paved areas and at property corners. **Waiver requested and recommended.**

Item 26: This item is the same as Item 37 a), b) and c) in Checklist A. **Waiver requested. Defer to Engineer Hall.**

Item 28: This item requires Special reasons to justify the grant of any variance pursuant to N.J.S.A. 40:55D-70d. No “d” variances are requested. **Waiver requested and recommended.**

Item 29: This item requires information on steep slopes. **Waiver requested. Defer to Engineer Hall.**

Item 30: This item requires information on riparian zones. **Waiver requested. Defer to Engineer Hall.**

Based on the above, we recommend that the Board deem the application **incomplete** from a planning standpoint.

Should you have any questions on the above, I will be pleased to answer them at the public hearing on the completeness of the proposed application.

Respectfully submitted,

Elizabeth C. Leheny, AICP, PP