

# ANDERSON & DENZLER ASSOCIATES, INC.

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October 28, 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:

- 10/23/2020 letter from Remo Caputo
- Certification from Tax Collector
- Minor Subdivision Plat, 2 Sheets, dated 8-3-18, revised to 10-20-20, 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 report is as follows:

## A. CHECKLIST A – MINOR SUBDIVISION:

1. Checklist Item #17: Ownership Disclosure: Waiver requested and recommended.
2. Checklist Item #34a & b: Waiver requested and recommended.
3. Checklist Item #34c: Storm drains with sizes within 200 feet. Waiver requested and recommended.
4. Checklist Item #37: Waiver requested and recommended.

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5. Checklist Item #38a: Soil Disturbance Permit. Waiver requested and recommended. To be provided prior to building permit if needed.
6. Checklist Item #38b: Soil Erosion & Sediment Control Plan. Waiver requested and recommended. To be provided prior to building permit.
7. Checklist Item #38c: Tree removal permit. Waiver requested and recommended. To be provided prior to building permit if needed.
8. Checklist Item #41: Stormwater Control Plan. Waiver requested and recommended for completeness only. To be provided prior to building permit.
9. Checklist Item #42: Steep slope map details. Waiver requested and recommended.
10. 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. Waiver requested and recommended. To be provided prior to building permit.
4. Checklist Item #24c, d & e: Floor plans, building elevations and proposed elevations at corners of proposed building. Waiver requested and recommended. To be provided prior to building permit.
5. Checklist Item #26: Same comment as A4 above.
6. Checklist Item #28: Special reasons. Waiver requested and recommended.
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 complete from an engineering viewpoint.

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C. APPLICATION COMMENTS:

1. Note #1 on Sheet 1 of the plat is wrong.
2. If approved, we recommend that the Board require a 1"-10' lot grading, utility, drainage, driveway and soil erosion sediment control plan prior to land disturbance and/or building permit for each lot.
3. If approved, road opening permits and sewer connection fees will be required prior to building permit.
4. We defer to the Shade Tree Commission regarding additional street shade trees along Carlyle Avenue.
5. If approved, Subdivision Deeds shall be reviewed and approved by the Planning Board Attorney and Borough Engineer and said deeds shall be recorded prior to land disturbance or building permit.
6. All house numbers and lot numbers shall be assigned by the Tax Assessor.
7. A Tree Removal Permit may be required.
8. Approval from the Morris County Planning Board is required.
9. Approval from the Morris County Soil Conservation District may be required.
10. A utility trench detail in paved and unpaved areas shall be added to the plat.

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



Leon C. Hall, P.E.  
Borough Engineer

LCH:dm/MP5211

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