

October 29, 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**  
**REVISED Completeness Review**

Dear Members of the Planning Board:

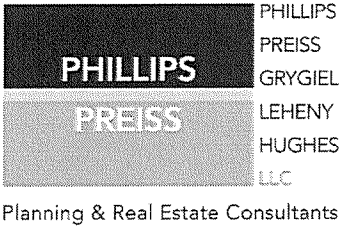
### Introduction

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
- Certification of Tax Collector that taxes are paid
- 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
- Sheet S-1: 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 October 20, 2020
- Sheet S-2: 500 Foot Radius Map- 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

**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 and recommended.**

**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 and recommended.**

**Item 41:** This item requires a stormwater control plan in accordance with Section 13-4.16A-K. **Waiver requested and recommended.**

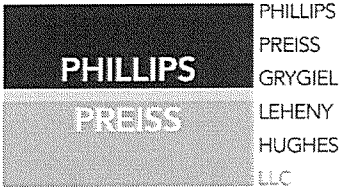
**Item 42:** This item requires Steep Slopes Map Details in accordance with Section 13-5.9G. **Waiver requested and recommended.**

**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.**



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

**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 and requested.**

**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 and recommended.**

**Item 30:** This item requires information on riparian zones. **Waiver requested and recommended.**

Based on the above, we recommend that the Board deem the application complete 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