



Planning & Real Estate Consultants

Memorandum

To: Borough of Morris Plains Planning Board

From: Elizabeth C. Leheny, AICP, PP

Date: January 14, 2021

Cc: Leon Hall, PE
Christopher Falcon, Esq.

Re: Planning Board Application #PB-6-20
Morris Plains Holding UE, LLC
Block 161, Lots 1, 3, 2.04
1705-1711 Rt. 10 E/Littleton Rd
B-3 District
Preliminary and Final Site Plan/Minor Site Plan/Soil Disturbance/Variance

We have reviewed the application documents submitted to determine if the above captioned application is complete from a planning standpoint. The applicant would like to reconfigure space in the existing western building of the Briarcliff Commons shopping center to create three restaurants, i.e., Restaurants A, B and C. Additionally, the applicant would like to construct Restaurant D, a new standalone building, in the eastern portion of the site. The applicant submitted application materials on December 29, 2020 indicating the request for:

- 1) Relief from the July 10, 1984 Resolution to allow restaurant uses (i.e., proposed Restaurants A, B and C) in the western building. The resolution prohibits restaurant uses in this location.
- 2) Minor Site Plan for the change of use in Restaurant A from a retail store to a restaurant.
- 3) Preliminary and Final Major Site Plan for Restaurant D.

We note that the applicant has submitted Checklist E, i.e., Checklist for Determining Completeness of an Application for Approval of a Preliminary and Final Site Plan, for the proposed Restaurant D and did not include Restaurants A-C. As Restaurants A-C will require parking variances these buildings should also be subject to the Checklist E analysis. We will reserve our review of the Checklist E items until Restaurants A-C have been included. As such, we find this application **incomplete** from a planning standpoint.

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