

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
Removal of Condition of Approval/Preliminary and Final Site Plan/Soil
Disturbance/Variance

We have reviewed the following application documents submitted to determine if the above captioned application is complete from a planning standpoint:

- Application for Development
- Checklist E
- Checklist F
- Draft Notice to Property Owners
- “Traffic Engineering and Evaluation for Briarcliff Commons Redevelopment Project Block 161, Lots 1, 3 and 2.04” prepared by Klein Traffic Consulting, LLC and dated January 18, 2021.
- Letter from Paul W. Anderson, PE dated January 25, 2021.
- Disclosure of names and addresses of stockholders or partners owning at least a 10 percent interest in a corporation or partnership of an application
- Engineering drawings for Preliminary & Final Site Plan Briarcliff Commons, Block 161, Lots 1 and 3, Block 161.05, Lot 3.01 prepared by Anderson Consulting Services consisting of 16 sheets dated December 22, 2020 with revisions through January 25, 2021
- Letter to Karen Coffey from Remo Caputo, Esq. dated January 12, 2021

A. PROPOSED PROJECT

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 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) Preliminary and Final Site Plan Approval with Variances and Design Waivers

3) Soil Disturbance and Importation of Soils Permit

B. COMPLETENESS

CHECKLIST E

Item 35a-c: This item requires the location within 200 feet of the property of existing watercourses and drainage courses, bridges, culverts and storm drains. **Waiver requested and recommended.**

Item 36: This item requires a map showing the entire drainage area. **Waiver requested and recommended.**

Item 37: This item requires that all flood hazard areas, lakes, ponds, marshes, bogs, swamps and streams be identified. **Waiver requested and recommended.**

Item 44: This item requires tentative building floor plans. Scale: not less than 1/8"=1'. **No plans provided for Restaurants A, B and C. Waiver not recommended as I think it would be helpful for the Board to review building floor plans.**

Item 45: This item requires front, rear and side building elevation drawings showing building materials. Scale: not less than 1/8"=1'. **No plans provided for Restaurants A, B and C. Waiver not recommended as I think it would be helpful for the Board to review building elevations.**

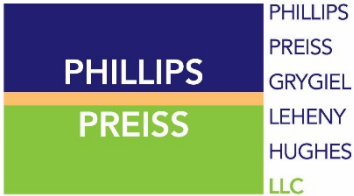
Item 49 b, c and d: These items require that in multi-family residential developments containing 25 or more units and in non-residential developments utilizing 1,000 square feet or more of land area the location and description of provisions for the recycling of recyclable materials in accordance with the municipal recycling ordinance. The plan shall be accompanied by a description of the following: a. The size, shape, materials of construction of the recycling area. b. Name and address of the Collector of recycled materials. c. If recycled materials will be transferred to the Borough's recycling center or taken to some other location. d. Frequency of collection. **Temporary waiver requested for items b, c and d. Defer to Planning Board.**

Item 54: This item requires size, location and details of existing and proposed signs, including parking signs. **Waiver requested. Defer to Board because I think it would be helpful for the Board to review circulation signage in the parking areas.**

Item 57a and c: These items require that the final site plan shall, in addition to the fore-going, show the following: a. Final contours of the property and for 100 feet outside the property at 2 foot intervals when new buildings or parking areas or re-surfacing of existing parking area are proposed. If only a portion of the property is being developed, contours need only be shown for said portion and 100 feet beyond. b. Final building floor plans and front, rear and side building elevations showing building materials. **Waiver requested and recommended.**

Item 58b: This item requires a tree removal permit. **Waiver requested and recommended.**

Item 58c: This item requires an Environmental Impact Statement. **Waiver requested and recommended.**



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Item 62: This item requires a stormwater control plan. **Waiver requested and recommended.**

Item 63: This item requires a Steep Slope Map Details. **Waiver requested and recommended.**

Item 64: This item requires a CAD copy of the final plat. **Waiver requested and recommended.**

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

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