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February 4, 2021

Borough of Morris Plains Planning Board

531 Speedwell Avenue
Morris Plains, NJ 07950
Attention: Karen Coffey, Board Secretary

Re: Permit Application for Soil Disturbance, PB-6-20
Morris Plains Holding UE LLC
Block 161 Lot 1 and 3
1704, 1705, 1711 Route 10 East
Morris Plains, NJ 07950
FPA No. 11608.007

Dear Ms. Coffey:

The original Preliminary and Final Site Plan for Briarcliff Commons dated 12/22/20 included a request for a new soil disturbance permit for the importation of clean backfill regarding the construction of a new building on proposed restaurant pad D.

To that end, I have reviewed the January 25, 2021 supplemental documents concerning Planning Board Application PB-6-20, which included a letter from the Applicant's Attorney Remo Caputo and the Applicant's Engineer, Paul Anderson, as well as a revised Preliminary and Final Site Plan for Briarcliff Commons, dated January 25, 2021.

My review letter of January 14, 2021 included the following analysis: "The application does not however, address the subject of soil *export*. The Site Plan shows the construction of a 3500 square foot restaurant, and associated facilities including utilities, curbing, lighting, and a sub surface grease trap. The grading plan SP-6 notes that the "contractor is responsible for completing all cut and fill calculations", and "all topsoil shall be removed from the construction area". In my estimation, excess soil will be generated during construction producing a net volume of soil which will need to be exported from the site. This omission needs to be addressed by the Applicant".

Based on my review of the supplemental submission from Mr. Caputo this subject of surplus soil to be produced during construction does not appear to be addressed in any capacity. Furthermore Mr Anderson's letter states that "a more detailed plan for soil movement will be developed prior to construction" Since the Applicant is requesting a new soil disturbance permit,



the proposed volume of soil import and export must be provided, or at least estimated in some fashion in order to complete the application.

As required as per §19-3 the Application is missing information on soil movement dates, and trucking information and the measures that will be implemented to maintain a clean roadway, and to prevent traffic hazards and road damage. Trucking dates and quantities shall be provided to the Borough Engineer and Soil Consultant at least 30 days prior to the pre – construction meeting.

I recommend that the Soil Disturbance Permit application be deemed incomplete, until such time as the Applicant provides the volume estimates and methodology for providing a clean construction entrance / exit.

Sincerely,

A handwritten signature in blue ink, reading 'Joseph D. Norton', is positioned above the typed name.

Joseph Norton, LSRP
Borough Soil Consultant

C: L. Hall via email
C. Falcon, via email