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February 26, 2021

Ms. Karen Coffey, Board Secretary
Borough of Morris Plains Planning Board
Borough Annex
Morris Plains Borough Hall
531 Speedwell Avenue
Morris Plains, N.J. 07950-0305

***Re: Morris Plains Holding UE LLC - Application for:
Removal of a Condition of Planning Board Resolution dated July 10, 1984;
Preliminary and Final Site Plan Approval with Variances,
Design and Checklist Waivers; Soil Disturbance and Importation of Soils Permit;
Borough of Morris Plains Planning Board
Block 161 Lots 1, and 3 Borough of Morris Plains
1705 and 1711 Route 10 East & Littleton Road, Morris Plains, New Jersey***

Dear Ms. Coffey:

Please be advised that this office represents Morris Plains Holding UE LLC, with regard to the above referenced Application for (a) removal of a condition of a Planning Board Resolution dated July 10, 1984; (b) Preliminary and Final Site Plan Approval with Variances and Design and Checklist waiver requests; and (c) Application for Soil Disturbance and Importation of Soils Permit.

In response to: (a) the "completeness" letter reports of Leon C. Hall, P.E. dated February 3, 2021; (b) the "completeness" memorandum of Elizabeth Lenehy, AICP, P.P., dated February 4, 2021; (c) Traffic Review #1 from Harold K. Maltz, P.E., P.P. dated February 8, 2021; (d) Report of Joseph Norton, LSRP dated February 4, 2021; (e) comments by the Planning board and its professionals at the virtual "Completeness" hearing held via Zoom on February 8, 2021 and (f) discussions during a virtual TRC meeting that the Applicant and its professionals attended on February 11, 2021 via Zoom with Andrew Brewer, Esq. substituting for Christopher H. Falcon, Esq., as Board Attorney, Elizabeth Lenehy, AICP, PP, Board Planner and Leon C. Hall, P.E., Board Engineer enclosed please find the following in support of the above referenced Application:

1. Twenty (20) copies of Revised Checklist E (Borough of Morris Plains Land Development Ordinance Section 13-4.2G(5)) together with the "Rider to Application for Development Checklist E, which supercedes any previous submission or amendment of this Checklist and/or any Riders or amendments thereto.

2.. Twenty (20) Copies of an updated Certified List of Property Owners within 200 feet of Block 161, Lots 1 and 3 and Block 161.05 Lot 3.01, provided by Scott J. Holzhaus CTA, SCGREa, Tax Assessor for the Borough of Morris Plains and dated February 16, 2021;

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3. Twenty (20) Copies of and updated Certified List of Property Owners within 200 feet of Block 161, Lots 1 and 3 and Block 161.05 Lot 3.01, provided by Daniel S. Cassese, Tax Assessor for the Township of Parsippany Troy Hills and dated February 19, 2021;

4. Twenty (20) copies of a revised proposed drafts of Notice to Property Owners and Newspaper Notice (subject to further revision if an as necessary);

5. Twenty (20) copies of a letter from Paul W. Anderson, N.J. Professional Engineer, dated February 23, 2021 addressing the engineering completeness letter of Leon C. Hall, P.E., Borough Engineer, dated February 3, 2021 and the planner's completeness memorandum of Elizabeth C. Leheny, AICP, PP, municipal planner dated February 4, 2021 as same are reflected on the revised site plan engineering drawings previously submitted in this Application;

6. Twenty (20) copies of a letter report regarding the Environmental Status & Proposed Remedial Approach - Former Shop Rite & Gamestop Tenancies - Briarcliff Commons (partial Environmental Impact Statement per waiver granted) prepared by Kenneth J. Luperi, PG, LSRP, and Christopher Seib, PG, LSRP, Whitestone Associates, Inc., Environmental & Geotechnical Engineers & Consultant, 35 Technology Drive, Warren, NJ 07059, dated April 2, 2020 as requested by Joseph Norton, LSRP during the February 11, 2021 TRC Meeting;

7. Twenty (20) copies of a "floor plan" drawing for the proposed Chopt" restaurant (Restaurant A) which is entitled "Proposed Fixture Plan" - "CHOPT Creative Salad Co, Briarcliff Commons, 1711 NJ 10E Suite 10 Morris Plains NJ." prepared by Sargenti, 441 From Road, Paramus, NJ 07652, dated January 21, 2021 and consisting of one (1) sheet;

8. Twenty (20) copies of a color elevation rendering of the proposed Chopt" restaurant (Restaurant A) dated March 19, 2019 and consisting of One (1) sheet;

9. Twenty (20) copies of a color drawing consisting of one sheet, dated February 18, 2020, prepared by M. Tanner of Jones Signs and consisting of one (1) page, depicting the proposed signage for Chopt (Restaurant A), including the size of the lettering and dimensions of the proposed facade signage, along with specifications of the proposed signage;

10. An original and nineteen (19) copies of a completed Revised Application for Soil Disturbance and Importation of Soils Permit along with rider thereto prepared by Paul W. Anderson, N.J. Professional Engineer, dated February 24, 2021 addressing issues raised by Leon Hall, PE in his report of February 3, 2021 and by Joseph Norton, LSRP in his report dated February 4, 2021 as well as their respective comments at the Zoom TRC meeting of February 11, 2021. Also attached to the Revised Application for Soil Disturbance and Importation of Soils Permit is a document entitled "Geotechnical Investigation Report - Proposed Briarcliff Commons Redevelopment - Morris Plains, New Jersey" prepared by Sor Consulting Engineers, Inc, 88 Sand Park Road, Cedar Grove, New Jersey 07009 dated May 20, 2020.

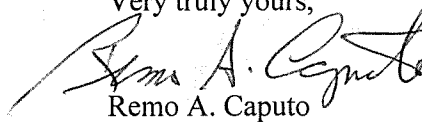
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11. Twenty (20) copies of signed and sealed drawings entitled " Preliminary and Final Site Plan Briarcliff Commons, Block 161 Lots 1 and 3, Tax Map # 16 - Borough of Morris Plains, Morris County, New Jersey, prepared by Paul W. Anderson, N.J. Professional Engineer, License Number 33410, Anderson Consulting Services, LLC, 40 Miller Drive, Boonton, New Jersey 07005, dated December 22, 2020 revised to February 23, 2021 consisting of (16) sheets.

It is my understanding that this matter has been placed on the Planning Board's agenda for March 15, 2021 to determine completeness. It is my further understanding that in the event the application is deemed complete at that time a public hearing will immediately follow time permitting. By letter of February 9, 2021 from the Board, Secretary Karen Coffey, the Applicant has been authorized to "Notice" for a March 15, 2021 public hearing date. Barring advise to the contrary, the applicant will provide timely public newspaper notice and notice to property owners within 200 feet of the site as required by law for said date.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,



Remo A. Caputo

RAC/rc
Enclosures

cc: Morris Plains Holding UE LLC
Paul W. Anderson, N.J. P.E., Anderson Consulting Services, LLC