

ANDERSON & DENZLER ASSOCIATES, INC.

CONSULTING ENGINEERS
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February 3, 2021

Morris Plains Planning Board
Borough of Morris Plains
531 Speedwell Avenue
Morris Plains, New Jersey 07950

Re: M&M at Morris Plains, LLC
Block 121, Lot 1.03
1 Adams Avenue
PB-5-18a

Application for Amended Preliminary & Final Major Site Plan consisting of the following:

- January 21, 2021 transmittal letter from Mr. John Taikina
- 9 Sheets of floor and roof plans and elevations from Marchetto Higgins Stieve with 1-19-21 revision date
- Sheets C-01, C-09, C-14, C-20, C-26, C-32, C-41, C-48, C-54 & C-93 of the Amended Site Plan, prepared by Bohler Engineering with 10-20-2020 revision date

Dear Board Members:

Applicant has applied for Amended Site Plan to permit changes to the Affordable Housing Building. An outline of the changes to the building can be found in Mr. Taikina's January 21, 2021 letter. Our completeness review only is as follows:

CHECKLIST E:

1. Checklist Item #24: Tract boundary lines. Waiver requested and recommended.
2. Checklist Item #25: Existing property lines. Waiver requested and recommended.
3. Checklist Item #33: Existing and proposed easements. Waiver requested and recommended.
4. Checklist Item #50: Products sold. Waiver requested and recommended.
5. Checklist Item #58: Soil Disturbance Permit, Tree Removal Permit and EIS. Waiver requested and recommended.

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6. Checklist Item #60: Phasing Map. Waiver requested and recommended.
7. Checklist Item #61: Posting a performance guarantee. Waiver requested and recommended.
8. Checklist Item #62: Stormwater Control Plan. Waiver requested and recommended.
9. Checklist Item #63: Steep Slope Map Details. Waiver requested and recommended.
10. Checklist Item #64a: CAD copy of final site plan. Waiver requested and recommended for completeness.

Based on the above, we recommend that the Board grant the completeness waivers as outlined above and deem the application complete from an engineering viewpoint.

Very truly yours,
ANDERSON & DENZLER ASSOC., INC.



Leon C. Hall, P.E.
Borough Engineer

LCH:dm/MP5239

c: C. Falcon, via email & fax
E. Leheny, via email