

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-5-18  
M&M at Morris Plains, LLC  
Block 121, Lots 1.02-1.05  
200 Tabor Road  
1 Adams Ave. - Affordable Housing Component  
TRPUD District  
Amended Final Site Plan

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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
- Disclosure of names and addresses of stockholders or partners owning at least a 10 percent interest in a corporation or partnership of an application
- Architectural Plans for M&M at Morris Plains 200 Tabor Road Morris Plains, NJ 07950 consisting of 7 sheets, prepared by Marchetto Higgins & Stevie with revisions through November 5, 2020
- Engineering drawings for Amended Preliminary & Final Site Plan & Major Subdivision prepared by Bohler Engineering consisting of 8 sheets, prepared by Bohler Engineering, revised to October 20, 2020

### A. PROPOSED PROJECT

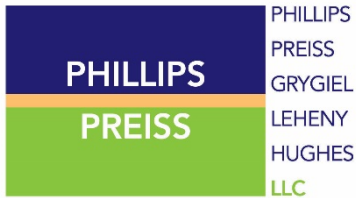
The Applicant is seeking Amended Final Site Plan approval to expand the 34-unit affordable housing building at 1 Adams Avenue by 1,440 square feet. Specifically, the living rooms in the units became 2 feet wider, the half bath in the 3 BR units was converted to a full bath and an elevator was added to the building.

### B. COMPLETENESS

#### CHECKLIST E

**Item 17:** This item requires certification from the Tax Collector that all taxes and assessments for local improvements on the property have been paid through the most recent installment date. **This item was left blank and the information was not provided.**

**Item 20:** This item requires separate application and fee filed for any conditional use or variance involved. Each variance and each waiver must be separately listed. **Waiver requested and recommended.**



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**Item 24:** This item requires tract boundary line with bearings and distances. **Item identified as incomplete on checklist.**

**Item 25:** This item requires that existing property lines and other site lines with bearings and distances. **Item identified as incomplete on checklist.**

**Item 33:** This item requires location and widths of all other existing and proposed rights-of-way and easements, the purpose of any easement and the text of any restrictions applicable to same. **Waiver requested and recommended.**

**Item 34a-e:** This item requires location on the property of existing and proposed: a) Watercourses and other drainage courses. b. Bridges. c. Culverts and/or storm drains with sizes and gradients. d. Wooded areas. e. Rock outcroppings. **Waiver requested and recommended.**

**Item 35a-c:** This item requires the location within 200 feet of the property of existing a. Watercourses. b. Bridges. C. Culverts and storm drains with sizes. **Waiver requested and recommended.**

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

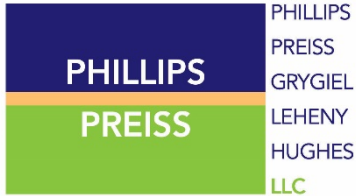
**Item 37:** This item requires all flood hazard areas, lakes, ponds, marshes, bogs, swamps and streams. **Waiver requested and recommended.**

**Item 38a-c:** This item requires freshwater wetlands delineation, including any transition area, or an affidavit by a qualified person stating that no wetlands or transition on the property exist. If wetlands or transition area are located on the property, the applicant shall submit one of the following: a. A Freshwater Wetlands Permit from D.E.P. b. A Letter of Exemption from D.E.P. c. A Letter of Interpretation from D.E.P. **Waiver requested and recommended.**

**Item 49:** This item requires 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. All recycling areas shall be in a location on site as approved by the Planning Board and shall be adequately screened so that no recycled material is visible from the property line containing said area. **Waiver requested and deferred to the Board.**

**Item 50:** This item requires a listing of all products sold, manufactured and used in connection with any industrial operation including any and all chemicals and fluids used along with a description of the methods of storing and disposing of said chemicals and fluids. **Waiver requested and recommended.**

**Item 58a:** This item requires a Soil Disturbance Permit. **Waiver requested and recommended.**



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

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

**Item 60:** This item requires, if development in sections is proposed, a map reflecting the various sections for which final approval will be sought shall accompany the preliminary site plan application. **Waiver requested and recommended.**

**Item 61:** This item requires if any public improvements are required as a condition of final approval, a statement specifying the applicant's intentions, for installation of improvements and/or posting of performance guarantees in accordance with Section 13-4.9 and a time schedule for completion of each improvement. **Waiver requested and recommended.**

**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.**

I recommend that the Planning Board deem this application **incomplete** from a planning standpoint. I will be happy to answer any Board questions on the completeness hearing.

J19067