

Planning & Real Estate Consultants

Memorandum

To: Borough of Morris Plains Planning Board

From: Elizabeth C. Leheny, AICP, PP

Date: February 3, 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

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

- Application for Development
- Certification of Taxes
- 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 9 sheets, prepared by Marchetto Higgins & Stevie with revisions through January 19, 2021
- 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
- Recycling Plan signed by John E. Taikina and dated January 21, 2021

A. PROPOSED PROJECT

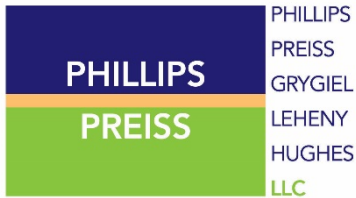
The Applicant is seeking Amended Final Site Plan approval to expand the 34-unit affordable housing building at 1 Adams Avenue by 1,440 square feet. Specifically, the living rooms in the units became 2 feet wider, the half bath in the 3 BR units was converted to a full bath and an elevator was added to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

B. COMPLETENESS

CHECKLIST E

Item 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.**

Item 24: This item requires tract boundary line with bearings and distances. **Waiver requested and recommended.**



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Item 25: This item requires that existing property lines and other site lines with bearings and distances. **Waiver requested and recommended.**

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 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.**

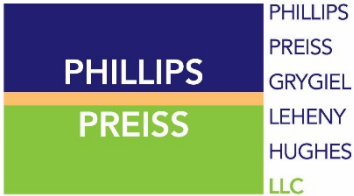
Item 58a: This item requires a Soil Disturbance Permit. **Waiver requested and recommended.**

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.**



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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.**

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

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