

BOROUGH OF MORRIS PLAINS
RECEIVED

ANDERSON & DENZLER ASSOCIATES, INC.

JUN 05 2019

CONSULTING ENGINEERS
519 RIDGEDALE AVENUE
P.O. BOX 343
EAST HANOVER, N.J. 07936

ANNEX DEPT.
MORRIS PLAINS, NJ

CARL E. DENZLER, PRES.
WILLIAM D. RYDEN, P.E.
LEON C. HALL, P.E.

TELEPHONE 973 887-2270
FACSIMILE 973 887-7974
mail@anderson-denzler.com

June 5, 2019

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

Re: Denise Yuliano, Trustee
Block 72, Lot 12
49 Dogwood Road
R-2 Zone
BA-4-19
Borough of Morris Plains

Variance application consisting of the following:

- Application for Development
- Checklist F
- Black & White Photographs
- Rider to Application
- Copy of Resolution No. 14-05
- May 20, 2019 letter from Richard Marcickiewicz
- Architectural Plans, dated 4-15-19, prepared by Heyrich Architects
- Plot Plan, dated 2-4-19, prepared by Jaman Engineering Associates
- Other application documents

Ladies and Gentlemen:

This property does not have frontage on an improved public street. Therefore, relief from §13-5.2A(8) and NJSA 40:55D-35. is required.

Also required is variance relief from §13-5.9F Steep Slope Limits.

Our completeness review only is as follows:

1. Checklist Item #2: Completed Application for Development.
 - a. Item #12: All past resolutions not provided.
 - b. Item #13: Copy of Notice not provided.
2. Checklist Item #8: Certification from Tax Collector not received.
3. Checklist Item #16: Statement not provided.
4. Checklist Item #17: Statement not provided.

For/mailed Applicant

*File
BR
6/5/19*

ANDERSON & DENZLER ASSOCIATES, INC.

CONSULTING ENGINEERS

Denise Yuliano, Trustee
Block 72, Lot 12
49 Dogwood Road

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June 5, 2019

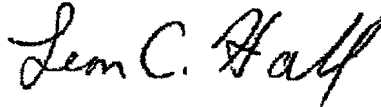
5. Checklist Item #18: Certified lists of property owners not provided.
6. Checklist Item #19: Text of all existing easements rights-of-way, protective or restrictive covenants, agreements on or effecting the property not provided.
7. Checklist Item #24f: Colored photographs of each residence located within 200 feet along the same side of the street not provided.
8. Checklist Item #24g(1)-(4): Waivers requested and recommended.
9. Checklist Item # 26: Freshwater wetlands delineation or affidavit by a qualified expert stating no wetlands/transition areas exist on the property. Waiver requested and recommended.
10. Checklist Item #29: Steep Slope Map Details in accordance with Section 13-5.9G(1)(a)-(l) have not been provided.

Based on the above, we recommend the Board deem the application incomplete from an engineering viewpoint.

Also, the Steep Slope Plan, Sheet 5 shall be revised to remove all proposed improvements and proposed grading leaving just the limits of disturbance line, the existing topography and the slope delineation.

How much soil, in cubic yards will be exported from the site?

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



Leon C. Hall, P.E.
Borough Engineer

LCH:dm/MP4999

c: M. Sullivan, via email
E. Leheny, via email

ANDERSON & DENZLER ASSOCIATES, INC.

**CONSULTING ENGINEERS
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January 23, 2020

**BOROUGH OF MORRIS PLAINS
RECEIVED**

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

JAN 23 2020

**Re: Denise Yuliano, Trustee
Block 72, Lots 11 & 12
Block 12, Lots 1 & 1.01 - Parsippany
49 Dogwood Road
R-2 Zone
BA-4-19**

**ANNEX DEPT.
MORRIS PLAINS, NJ**

Revised Variance application consisting of the following:

- Amended Application for Development
- Checklist F
- Color Photographs
- Rider to Application
- Copy of Resolution No. 14-05 and 18-03
- January 6, 2020 letter from Richard Marcickiewicz
- Architectural Plans, dated 4-15-19, prepared by Heyrich Architects
- Plot Plan, 7 Sheets, dated 2-4-19, prepared by Jaman Engineering Associates
- Five (5) certified lists of property owners within 200 feet
- Other application documents

Ladies and Gentlemen:

This property does not have frontage on an improved public street. Therefore, relief from §13-5.2A(8) and NJSA 40:55D-35 is required.

Also required is variance relief from §13-5.9F Steep Slope Limits.

Our completeness review only is as follows:

1. Checklist Item #2: Completed Application for Development.
 - a. Item #12: All past resolutions not provided.
 - b. Item #13: Copy of Notice. The ordinance rectial for the steep slope variance is incomplete.
 - c. Application Form, page 1 shall list the four lots that are the subject of this application.

Exp/Mail App/est

Post Bd

ANDERSON & DENZLER ASSOCIATES, INC.

CONSULTING ENGINEERS

Denise Yuliano, Trustee
49 Dogwood Road

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January 23, 2020

2. Checklist Item #8: Certification from Tax Collector not received.
3. Checklist Item #16: Statement not provided.
4. Checklist Item #17: Statement not provided.
5. Checklist Item #21: The size in square feet for each lot has not been provided.
6. Checklist Item #22: Dimensions of all 4 lots have not been provided.
7. Checklist Item #24g(1)-(4): Waivers requested and granted.
8. Checklist Item #28: Freshwater wetlands delineation or affidavit by a qualified expert stating no wetlands/transition areas exist on the property. Waiver requested and granted.
9. Checklist Item #29: Steep Slope Map Details in accordance with Section 13-5.9G(1(j)) & (k) have not been provided. How much soil, in cubic yards will be exported from the site?

Based on the above, we recommend the Board deem the application incomplete from an engineering viewpoint.

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



Leon C. Hall, P.E.
Borough Engineer

LCH:dm/MP5079

c: M. Sullivan, via email
E. Leheny, via email

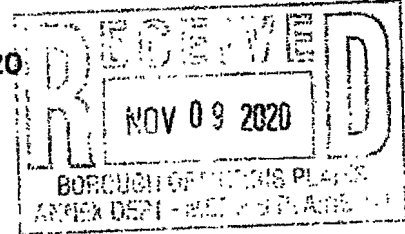
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November 9, 2020



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

Re: Denise Yuliano, Trustee
Block 72, Lots 11 & 12
Block 12, Lots 1 & 1.01 - Parsippany
49 Dogwood Road
R-2 Zone
BA-4-19

Revised Variance application consisting of the following:

- Amended Application for Development
- Checklist F
- Draft Notice
- Revised Soil Disturbance Permit Application
- Color Photographs
- Rider to Application and Checklist
- Copy of Resolution No. 14-05 and 18-03
- October 12, 2020 and October 26, 2020 letters from Richard Marcickiewicz
- Architectural Plans, dated 4-15-19, prepared by Heyrich Architects
- Plot Plan, 8 Sheets, dated 2-4-19, revised to 8-28-20, prepared by Jaman Engineering Associates
- Eight (8) certified lists of property owners within 200 feet
- Copies of easements and agreements effecting the subject tract
- Other application documents

Ladies and Gentlemen:

This property does not have frontage on an improved public street. Therefore, relief from §13-5.2A(8) and NJSA 40:55D-35 is required.

Also required is variance relief from §13-5.9F Steep Slope Limits.

I. COMPLETENESS:

1. Checklist Item #2: Completed Application for Development.
 - a. Item #13: Copy of Notice. I defer the draft notice to Attorney Sullivan. Notice does not address a remote meeting.

Jax/Mailer Applicant

Dist BA

ANDERSON & DENZLER ASSOCIATES, INC.

CONSULTING ENGINEERS

Denise Yuliano, Trustee
Dogwood Road

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November 9, 2020

2. Checklist Item #24g(1)-(4): Waivers requested and granted.
3. Checklist Item #26: Freshwater wetlands delineation or affidavit by a qualified expert stating no wetlands/transition areas exist on the property. Waiver requested and granted.
4. Soil Disturbance Permit Application:
 - a. Waiver requested and recommended from providing number of truckloads of soil export.
 - b. Waiver requested and recommended from providing certification from the Morris County Soil Conservation District.

Based on the above, we recommend the Board deem the applications complete from an engineering viewpoint.

B. APPLICATION COMMENTS:

1. As per NJAC 40:55D-36, the Board can direct the issuance of a building permit only if adequate access for firefighting equipment, ambulances and other emergency vehicles is demonstrated by the Applicant. The Board may want to obtain comments/recommendations from the Fire Department regarding this application before taking action.
2. Prior to the Scheduling of a pre-construction meeting, Applicant/Contractor to provide location to which exported soils will be taken and the information for the trucking company.
3. Prior to any soil disturbance, Applicant to provide one of the following from the Morris County Soil Conservation District:
 - Exemption
 - Certification
4. Prior to building permit, Applicant to pay sewer connection fee.
5. If approved, prior to any construction or soil disturbance, Applicant to apply for and obtain a Street Opening Permit from the Borough of Morris Plains.
6. The inlet headpiece should be changed to provide horizontal slots only.
7. If approved, Applicant to pay Engineering Inspection escrow deposit.
8. The curb along the driveway shall be granite block curb, not asphalt.

ANDERSON & DENZLER ASSOCIATES, INC.
CONSULTING ENGINEERS

Denise Yuliano, Trustee
Dogwood Road

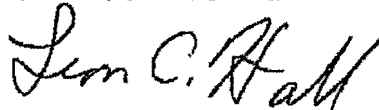
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November 9, 2020

9. Prior to soil disturbance, applicant to post/pay all fees, bonds, guarantees, etc. required by Chapter 19.
10. Roof leader drains shall be provided and called-out as to size, pipe material and minimum slope.
11. On Sheets 3 and 4, add note: All grading shall be 3 to 1 or milder.
12. On the pavement details, a minimum 2% cross-slope shall be specified.
13. Add a note to Retaining Wall details:
Prior to soil disturbance, detailed structural design and details for the retaining wall, signed and sealed by a New Jersey licensed, P.E. shall be submitted to, reviewed and approved by the Borough Engineer.
14. Prior to any soil disturbance, all items marked as "to be determined" in the Soil Disturbance Permit application shall be provided.

We reserve the right to make additional comments at the Public Hearing.

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



Leon C. Hall, P.E.
Borough Engineer

LCH:dm/MP5214

c: M. Sullivan, via email
E. Leheny, via email