

22 May 2023

Ms. Beth Foley
Planning Board Admin. Assistant
Township of Mendham
2 West Main Street
Brookside, New Jersey 07926

**Re: Technical Review
Application #PB 22-XX
Optimum Development
Block 116, Lot 47
239 Mountainside Drive
Mendham Township, Morris County**

Dear Ms. Foley:

Princeton Hydro, LLC has completed our preliminary technical review of the materials pertaining to the proposed minor subdivision by Optimum Development. Materials reviewed include the following:

1. Letter of transmittal prepared by Certified Engineering of NJ dated August 13, 2022.
2. Application for Development, dated July 20, 2022.
3. Application Checklist, dated July 20, 2022.
4. Certification of Taxes Paid, prepared by Mendham Township, dated July 20, 2022.
5. Affidavit of Applicant and Affidavit of Ownership, dated July 20, 2022.
6. Certified List of Property Owners (200'), prepared by Mendham Township, dated July 18, 2022.
7. Letter regarding Wetland/transition area/riparian zone prepared by Environmental Technology Inc. dated February 29, 2020.
8. Flood Hazard Area Verification and Wetland Delineation LOI Plan sheet 1 of 2 for Block 116, Lot 49, 243 Mountainside Drive prepared by Dykstra Walker Design Group dated April 22, 2015.
9. Preliminary Minor Subdivision Plan Forrest View Estates, prepared by Certified Engineering of NJ, consisting of 9 plan sheets, date February 2023.
10. Preliminary Minor Subdivision Plan Forrest View Estates, prepared by Certified Engineering of NJ, consisting of 9 plan sheets, date March 14, 2023.
11. Revised Forrest View, Figure 1, February 17, 2023.
12. Stormwater Management Report for Forrest View Estates, Preliminary Subdivision Block 116, Lot 47, 239 Mountainside Roads Mendham Township, dated April 17, 2023.

The application is specific to the proposed Minor Subdivision and Site Plan for the creation and development for two (2) proposed lots on the existing Lot 47, Block 116, also known as 239 Mountainside Road, which consists of 7.40 acres. The lot is located within the R-3 Zone.



Design Standards

(1) Driveways for Lots Developed by Subdivision or Site Plan Approval (16-10.7), c. All driveways shall be constructed in such a manner that the driveways will not interfere with the drainage along the existing pavement of traveled way. Runoff from a driveway shall not discharge on the traveled way. Figure 1 ("5 Rev Forrest View_FIGURE 1_4-16-2023.pdf") should provide adequate detail to demonstrate compliance.

General Comments

(1) Stormwater Management Report for Forrest View Estates, Preliminary Subdivision Block 116, Lot 47, 239 Mountianside Roads Mendham Township, dated April 17, 2023, p. 4, Summary/Conclusions, states "The post developed runoff is reduced by infiltration and by increasing the Tc paths and overall timing". There are no calculations provided for Tc (time of concentration) that support this statement. Time to peak (Tp) values are provided but appear to be the same for pre- and post-development for Lot 1.01 (Tp = 0.17 hrs) and pre- and post-development for Lot 1.02 (Tp = 0.17 hrs). The applicant should provide clarification to include calculations for Tc.

(2) Stormwater Management Report for Forrest View Estates, Preliminary Subdivision Block 116, Lot 47, 239 Mountianside Roads Mendham Township, dated April 17, 2023, values are shown for the IDF (Intensity-Duration-Frequency) curve, 2-yr (3.8"/10 min.), 10-yr (4.9"/10 min.), and 25-yr (5.5"/10 min.). The 100-yr (6.2"/10 min.) value is used for the time to peak (Tp) and proposed Q (cfs). It is unclear as to where the values for 2-, 10-, and 25-yr intensities are being applied. The applicant should provide clarification and explain why these values are being shown or remove the values if not being applied.

(3) Figure 1 ("5 Rev Forrest View_FIGURE 1_4-16-2023.pdf") illustrates a proposed driveway for Lots 1.01 and 1.02. Figure 1 provides areas for Prop. Imp. Driveway (LGC = 312'-6") for Lot 1.01 (9,894 SF) and Lot 1.02 (3,973 SF) in units of measure different than what is provided in the Cover Letter ("04-23-2023_Cover Letter.pdf") dated April 24, 2023, which has units of measure in acres. It would be helpful to show areas in both the same units. In Figure 1 the Total Net New Impervious areas are shown in both SF and acres. It would be beneficial to also show the other areas in both SF and acres in both Figure 1 and the Cover Letter.

(4) Figure 1 ("5 Rev Forrest View_FIGURE 1_4-16-2023.pdf") illustrates the footprint of the typical structure on Lot 1.01 possibly impacting 1,955.56 SF of steep slope (10-15%) while the table in Figure 1 shows 0.045 acres of proposed disturbance. The Cover Letter ("04-23-2023_Cover Letter.pdf") dated April 24, 2023, has 0.045 acres or 2,000-SF. It would be beneficial to show both units of measure in the table and be consistent with the Cover Letter.

This concludes Princeton Hydro's review of the minor subdivision application. If there are any questions, please contact us by reaching out to Roy Messaros via email (rmessaros@princetonhydro.com) or phone (908-381-5867).

Sincerely,



Roy Messaros, PhD, PE, CFM, PWS
Princeton Hydro, LLC

cc: file