



H2M Associates, Inc.

119 Cherry Hill Road, Ste 110
Parsippany, NJ 07054 | tel 862.207.5900

October 11, 2022

Via Email

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

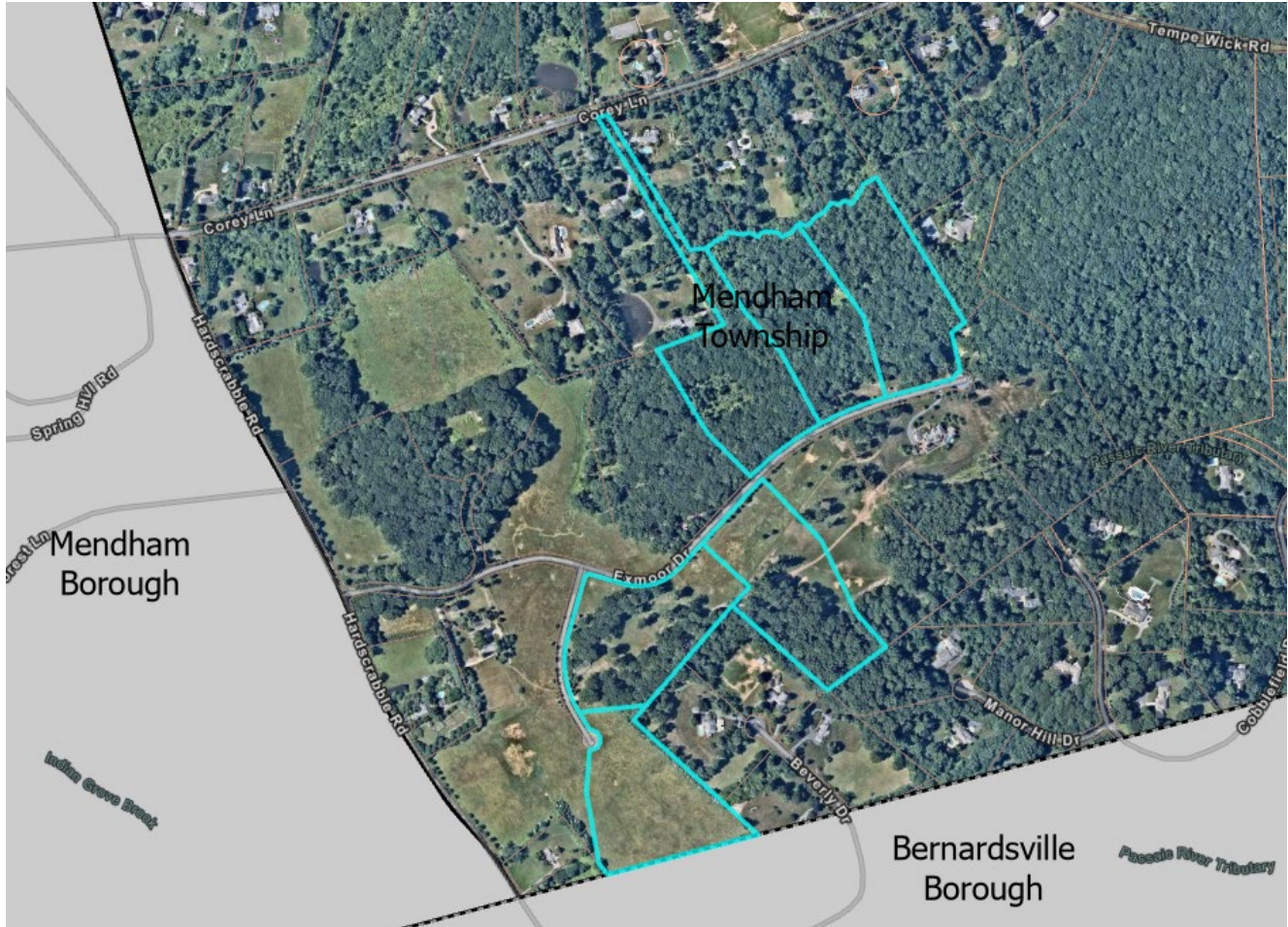
**Re: Lawrence Farmland, LLC
Preliminary and Final Major Subdivision
Block 147, Lots 42.06, 42.07, 42.08, 42.12, 42.13, 42.16
Exmoor Drive and Sutton Place
Planning Board
H2M Project No.: MENT2205**

Dear Chairman and Board Members:

In preparation of this review letter, I have reviewed all application materials, reviewed the Township Land Use Ordinance and Master Plan. H2M reserves the right to continue to review and provide additional technical comments as the application progresses through the process.

I am in receipt of the following items submitted in connection with this application:

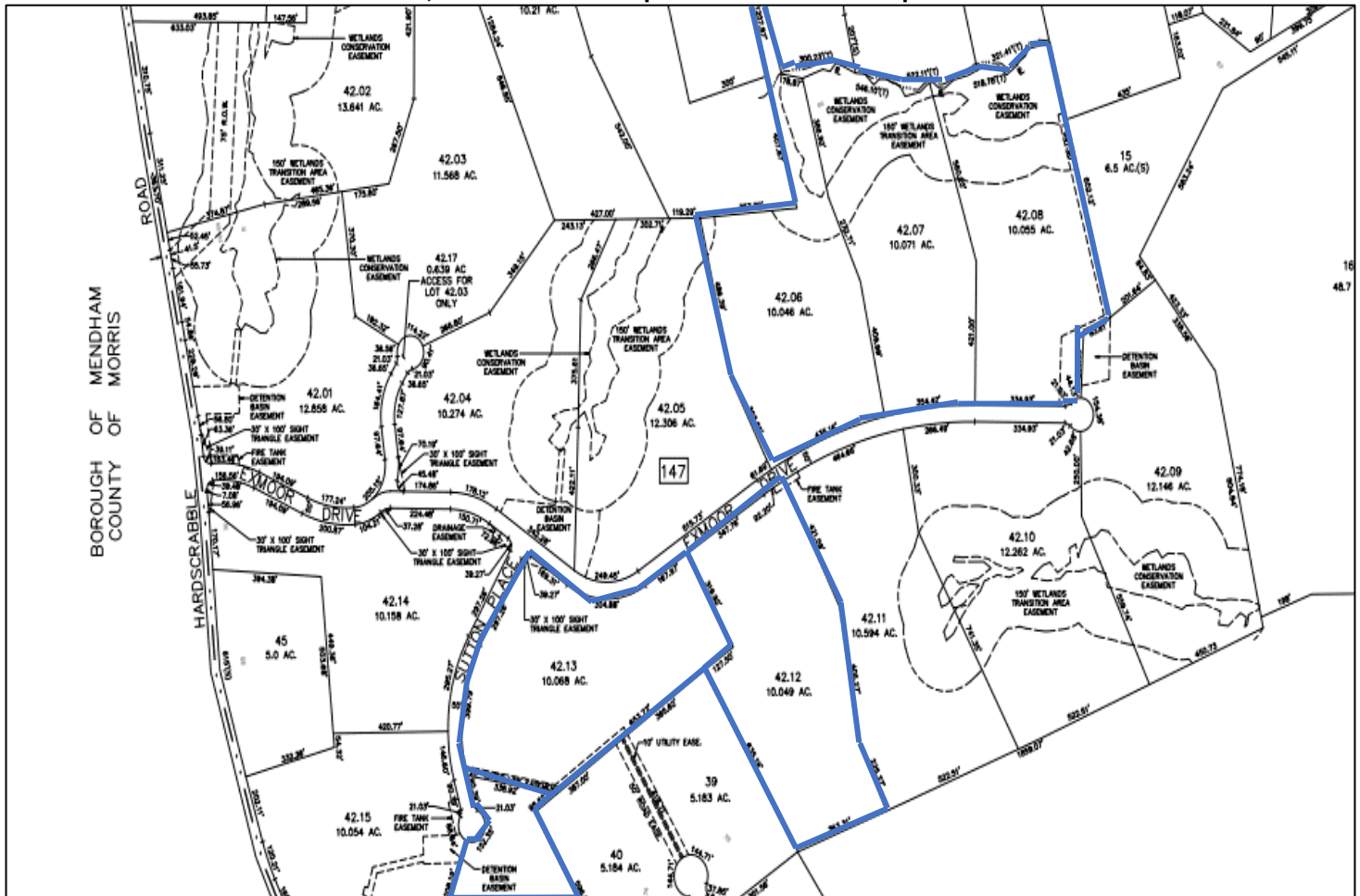
- The fully completed Application Package, including:
 - Project Proposal
 - Checklist
 - Tax certificate from the Township of Mendham Tax Collector
 - Certified Property owner list from the Township of Mendham Tax Assessor
 - Ownership Disclosure Statement
- Declaration of Covenants and Restrictions dated May 29, 2008
- Declaration of Covenants and Restrictions dated August 29, 2018
- Amended and Restated Declaration of Covenants and Restrictions dated June 29, 2021
- Lawrence Farm Estates Preliminary and Final Major Subdivision prepared by Yannaccone, Villa & Aldrich, LLC dated October 4, 2022, signed and sealed by Candice J. Davis, P.E.
- Environmental Impact Statement prepared by Environmental Technology Inc. dated September 6, 2022, signed by David C. Krueger.
- Environmental Impact Statement Addendum prepared by Environmental Technology Inc. dated October 4, 2022, signed by David C. Krueger.
- Stormwater Management Report for the Lawrence Farm Estates Major Subdivision prepared by Yannaccone, Villa & Aldrich, LLC dated October 4, 2022, signed and sealed by Candice J. Davis, P.E.



PROJECT OVERVIEW

The applicant is submitting an application for a major subdivision to permit six (6) existing lots to be subdivided into nine (9) lots at its property located on Exmoor Drive and Sutton Place designated as Block 147, Lots 42.06, 42.07, 42.08, 42.12, 42.13, and 42.16 on the Tax Map of the Township of Mendham, New Jersey. The property is located in the Township’s R-5 Zoning District. Each of the proposed lots resulting from the proposed subdivision exceed the minimum lot size of five (5) acres with an average lot size of 6.71 acres per lot. The proposed lots within the subdivision conform to the bulk requirements of the R-5 Zoning District as shown in the **Bulk Standards** table. There are minimal proposed infrastructure improvements proposed as the roads with accompanying drainage systems to the newly proposed lots (Exmoor Drive and Sutton Place) are already constructed.

Block 142, Lot 8 on Township of Mendham Tax Map



APPLICATION VARIANCES AND WAIVERS

Ordinance Requirement	Required	Proposed Lot C-1	Proposed Lot C-2	Proposed Lot C-3¹	Proposed Lot C-4	Proposed Lot C-5
Minimum Lot Area	5 acre	8.768 acres	5.115 acres	5.030 acres	5.666 acres	5.647 acres
Minimum Net Building Envelope Area	80,000 sqft	215,493 sqft	103,403 sqft	122,063 sqft	132,499 sqft	124,230 sqft
Minimum Diameter L.G.C.	300 feet*	300 feet	300 feet	375 feet	300 feet	300 feet
Minimum Diameter B.E.C.	200 feet	200 feet	200 feet	200 feet	200 feet	200 feet
Minimum Front Yard Setback	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet
Minimum Side Yard Setback	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum Rear Yard Setback	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Maximum Height Principal Structure	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet
Minimum Lot Frontage	100 ft	100.38 ft	511.21 ft	258.24 ft	301.07 ft	310.79 ft
Maximum Floor Area Ratio	2600 sqft + (1700*Lot Acreage)	17,505 sqft	11,295 sqft	11,151 sqft	12,232 sqft	12,199 sqft

Ordinance Requirement	Required	Proposed Lot C-6	Proposed Lot C-7²	Proposed Lot C-8	Proposed Lot C-9
Minimum Lot Area	5 acre	5.161 acres	7.540 acres	8.651 acres	8.820 acres
Minimum Net Building Envelope Area	80,000 sqft	123,633 sqft	129,679 sqft	127,929 sqft	133,677 sqft
Minimum Diameter L.G.C.	300 feet*	300 feet	375 feet	300 feet	300 feet
Minimum Diameter B.E.C.	200 feet	200 feet	200 feet	200 feet	200 feet
Minimum Front Yard Setback	60 feet	60 feet	60 feet	60 feet	60 feet
Minimum Side Yard Setback	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum Rear Yard Setback	50 feet	50 feet	50 feet	50 feet	50 feet
Maximum Height Principal Structure	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet
Minimum Lot Frontage	100 ft	273.50 ft	331.95 ft	282.10 ft	302.13 ft
Maximum Floor Area Ratio	2600 sqft + (1700*Lot Acreage)	11,374 sqft	15,418 sqft	17,561 sqft	18,236 sqft

*When a lot faces on more than one street, the required diameter of the lot geometry circle (L.G.C.) shall increase by 25% (375 feet)

¹ Proposed Lot C-3 faces on both Sutton Place and Exmoor Drive

² Proposed Lot C-7 faces on both Corey Lane and Exmoor Drive

ADDITIONAL COMMENTS

1. There are no major concerns with the proposed application as the proposed lots would not create any deviations from the existing R-5 zone and do not require any variances.
2. The size of each of the proposed lots exceeds the optimal land area per household needed to meet the nitrate dilution goals (approximately 3.7 to 3.9 acres per lot depending on the zone) based on the Township's 2020 Nitrate Dilution Model study.
3. The applicant's subdivision package shows proposed residential structures that represent a typical development layout for each lot and are intended to conform to the bulk standards of the R-5 zone. Each individual property owner of the proposed subdivided lots will be able to devise a site plan that differs from the site plans as provided in this application as they seek a building permit to construct a single-family residential unit. Should the application to build on one of the proposed subdivided lots deviate from the bulk requirements of the R-5 zone and/or other Township requirements pertaining to development, the future applicant will be required to seek relief from the appropriate body at that future time.
4. In addition to the Township's development regulations, future residential development on the proposed lots shall conform to the applicable covenants and restrictions as filed with Morris County and provided by the applicant.
5. Testimony should be provided regarding the maintenance of the detention basins. Will there be a homeowner association? We defer to the Township Engineer.
6. Sheet 5 of 15 shows an existing wetlands conservation easement on Proposed Lots C-6, C-7, C-8, and C-9. Testimony should be provided if that also includes the 150-foot wetlands transition area and the 300-foot riparian zones. We defer to the Township Engineer.

H2M reserves the right to provide additional comments as we continue through the review of this application. If you have any further questions regarding the above letter, please contact the undersigned at (862) 207-5900 extension 2232.

Very truly yours,

H2M Associates, Inc.



Sanyogita Chavan, PP, AICP
Practice Leader



Paul Cancilla, AICP
Staff Planner 2

cc: Denis F. Keenan, P.E., C.M.E., C.F.M. (email only)
Anthony Sposaro, Esq. (email only)
John A. (Jack) Szczepanski, Ph.D., CBLP (email only)