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October 17, 2022

Ms. Beth Foley
Planning Board Secretary
MENDHAM TOWNSHIP PLANNING BOARD
2 West Main Street
Brookside, NJ 07926

Re: **Application # PB 22-XX**
Lawrence Farmland, LLC ("Applicant")
Technical Review #1
Block 147, Lots 42.06, 42.07, 42.08, 42.12, 42.13, & 42.16
Exmoor Drive and Sutton Place
Township of Mendham, Morris County
FPA Job Number: 13311.122

Dear Ms. Foley:

As requested, our office has completed a review of the documents related to the above listed application. The following documents were reviewed:

1. "Lawrence Farm Estates" Preliminary & Final Major Subdivision Plan, prepared by Yannaccone Villa, & Aldrich, consisting of 15 sheets, last revised October 4, 2022.
2. Letter of Transmittal, Prepared by Yannaccone Villa, & Aldrich, dated October 5, 2022.
3. Stormwater Management Report, prepared by Yannaccone Villa & Aldrich, revised October 4, 2022.
4. Letter of Transmittal prepared by Day Pitney, LLP dated September 7, 2022,
5. Application for Development, dated September 7, 2022,
6. Proposal Letter
7. Certification of Taxes Paid, prepared by Mendham Township, dated August 10, 2022.
8. Certified List of Property Owners (200'), prepared by Mendham Township, dated August 24, 2022.
9. Owner Disclosure Statement
10. Declaration of Covenants and Restrictions
11. Transmittal to Morris County Planning Board by Day Pitney, LLP, dated September 7, 2022,
12. Transmittal to NJDEP requesting Wetlands LOI and Flood Hazard Verification by Environmental Technology, Inc, dated August 30, 2022.



13. LOI from NJDEP File No. 0000-98-0003.1 dated August 1998 and File No. 1419-02-0004.1 dated November 2002
14. Transmittal to Morris County Soil Conservation District by Yannaccone, Villa & Aldrich, LLC, dated September 2, 2022,
15. Transmittal to Mendham Township Board of Health by Yannaccone, Villa & Aldrich, LLC, dated September 2, 2022,
16. Application Checklist, dated September 2, 2022,
17. Addendum to PB Application Checklist, dated September 2, 2022,

The subject application is seeking preliminary and final major subdivision for the creation of nine (9) lots from six (6) existing lots located on Exmoor Drive and Sutton Place. This would account for a modification to the previously approved 15 lot subdivision, which will create 3 additional lots. The existing lots are designated and shown on the Tax Map as Block 147, Lots 42.06, 42.07, 42.08, 42.12, 42.13, & 42.16. The lots are located within the R-5 Zone. We note that 42.16 is also part of Block 8, Lot 2 in the Borough of Bernardsville. The properties consist of the following existing acreage.

| Existing Lot | Acreage |
|---------------------|----------------|
| 42.06 | 10.046 |
| 42.07 | 10.071 |
| 42.08 | 10.055 |
| 42.12 | 10.049 |
| 42.13 | 10.068 |
| 2 / 42.16 | 10.108 |

The applicant is proposing the following Lots:

| Proposed Lot | Acreage |
|---------------------|----------------|
| C-1 | 8.768 |
| C-2 | 5.115 |
| C-3 | 5.030 |
| C-4 | 5.666 |
| C-5 | 5.647 |
| C-6 | 5.161 |
| C-7 | 7.540 |
| C-8 | 8.651 |
| C-9 | 8.820 |



TECHNICAL REVIEW – BASED ON THE LAND DEVELOPMENT ORDINANCE (LDO)

Based upon review of the submitted documents, we offer the following comments for the Board’s consideration regarding application completeness:

Comment 1. In accordance with LDO: Driveways for Lots Developed by Subdivision Section 16-10.7a: “All driveways shall have a minimum width of nine (9) feet.” Applicant shall provide a note to this effect on the typical driveway detail.

Comment 2. In accordance with LDO: Driveways for Lots Developed by Subdivision Section 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 or travel way. Runoff from a driveway shall not discharge on the traveled way.” Applicant shall provide testimony on the drainage area allowed in the 2004 approved major subdivision. It is recommended that a note be provided on the plans regarding drainage and shall be addressed as part of a Lot Grading application.

Comment 3. In accordance with the LDO: Section 16-10.8.f. Protection of Critical Areas, “Conservation Easements in favor of the Township may be required as a condition of approval of a subdivision to protect natural resources of special character or environmentally sensitive areas. These areas may include, but not limited to wetland and wetland transition area, streams and stream corridor, and steep slopes.” The Board may wish to consider requiring conservation easements on the lots is questions based on their environmental critical features.

Comment 3a. Should the board require a Conservation Easement, per Section 16-10.14a, “All boundaries of conservation easements shall be delineated with a sufficient number of permanent markers to clearly identify the boundaries of the easement. All such markers shall be in accordance with the Mendham Township Detail G-10.” Applicant shall provide a detail should the board consider requiring a conservation easement. These markers shall be installed prior to the commencement of any onsite construction.

TECHNICAL REVIEW – STORMWATER COMMENTS

Comment 4. It is noted the stormwater management design included in the subject plans for each proposed lot is typical. The applicant should provide testimony as to whether the proposed property owners will be required to utilize the proposed measures, or alternate means of stormwater management will be permitted. It is anticipated that the individual home stormwater management design will be address during the lot grading process.

Comment 5. Informational – In 2004, Mendham Township Planning Board approved a major Subdivision for Irene’s Spring Tree Farm. As part of the application the developer was required to construct Stormwater Management System for Exmoor Drive and Sutton Place, in which the



Township currently has easements for 5 detention basins. The applicant has stated that the proposed project qualifies as a major development. The Stormwater Management Design has been prepared to demonstrate that the proposed subdivision will comply with NJAC Stormwater Management rules. Any development of the individual parcels will be required to provide its own stormwater management design, as a major stormwater development, which will be the responsibility of the individual homeowners, regardless of development size. A note should be added to the plans indicating such.

Comment 6. A note shall be added to the plans to the effect that the prior to any construction, the Lot Grading Applicant's engineer shall prepare a Stormwater Operations and Management manual for review. A deed notice of the O&M Manual must be filed prior to a certificate of occupancy.

TECHNICAL REVIEW –ADDITIONAL COMMENTS

Comment 7. This office is concerned about the existing entrance on Corey Lane to Proposed Lot C-7. It is recommended that the board consider restricting vehicles entryway off Corey Lane through either method of chain and bollard or removing the existing path.

Comment 8. Applicant shall provide testimony on the adequacy of the water yield on the proposed individual wells.

Comment 9. Applicant will need to number the lots. The applicant should address this item as a condition of any approval, and lot numbers should be approved by the Tax Assessor.

Comment 10. As part of PB-04-10: Resolution Granting Final Major Subdivision Approval for Lands of Lawrence Farmland, LLC, within the finding item 9, the applicant shall attach to each deed a copy of the Letter of Interpretation, a reduced copy of the final subdivision map and a reduced copy of the approved wetland delineation map bearing an NJDEP approval stamp. The applicant should address this item as a condition of approval.

Comment 11. The proposed plan includes a slopes analysis for each lot demonstrating that each lot can be developed in compliance with the Township ordinances. It is noted that on some of the lots, additional development beyond what it is shown would trigger a steep slopes impact. If that is the case, the ultimate buyer would be required to obtain approval from the Board.

Comment 11a. As allowed by Section 16-10.13.b., the applicant may want to consider revising the slope analysis for each individual lot by establishing the extent of allowable slope disturbance for each individual lot in such a manner that the aggregate slope disturbance for all the individual lots does not exceed the allowable slope disturbance for the entire tract. Should the applicant choose this route, each individual lot will need to be deed restricted.



Comment 12. Any approval should be subject to the preparation of a subdivision plat. The plat must be prepared by a licensed surveyor and shall be subject to review by our office.

Comment 13. The applicant shall comply with the requirements of State, Soil Conservation District, or any other agency having jurisdiction over this application. Including but not limited to:

1. Township Board of Health
2. Morris County Planning Board

Sincerely,

FRENCH & PARRELLO ASSOCIATES

A handwritten signature in blue ink, appearing to read 'Denis F. Keenan', is written over a light blue horizontal line.

Denis F. Keenan, PE
Planning Board Engineer
Denis.Keenan@fpaengineers.com

cc: Thomas J. Malman (tmalman@daypitney.com)
Lawrence Farmland, LLC (54 Hardscrabble Road, Bernardsville, NJ 07924)
Candice J. Davis (460 Main Street, PO Box 459, Chester, NJ 07930)