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November 17, 2022

Beth Foley, Planning Board Secretary
Mendham Township Planning Board
c/o 3 Cherry Lane
PO Box 520
Brookside, NJ 07926
By Hand-Delivery

RE: Lawrence Farm Estates, Preliminary & Final Major Subdivision - **Revision 2**
Exmoor Drive & Sutton Place,
Mendham Township: Lot 42.06, 42.07, 42.08, 42.12, 42.13 & 42.16 ~ Block 147
Bernardsville Borough: Lot 2 ~ Block 8

Dear Ms. Foley and Members of the Board,

In response to comments generated at the Planning Board meeting held on October 19, 2022, enclosed please find the following revised items for your review and consideration:

- Fifteen (15) signed, sealed copies of our firm's Subdivision Plans for the project (15 sheets), last revised November 16, 2022.
- Fifteen (15) copies of the Environmental Impact Statement: Addendum 2, dated November 16, 2022, prepared by ETI Inc.
- Fifteen (15) copies of the Morris County Soil Conservation District, Soil Erosion and Sediment control Plan Certification, dated September 28, 2022.
- Fifteen (15) copies of our firm's response transmittal to the Morris County Planning Board, dated November 17, 2022.
- Two (2) copies of our firm's Stormwater Management Report, last revised November 16, 2022, for the project.

Digital copies also have been emailed to the Mendham Township Planning Board today.

Generally, these enclosures have been updated to address the following:

1. Review of Road Design: Existing Exmoor Drive & Sutton Place
The existing roadway pavement limits have been field surveyed and dimensioned on *Sheet 2*, *Overall Existing Tract Plan*, of the enclosed subdivision plan set to demonstrate compliance with the N.J.A.C. 5:21 Residential Site Improvement Standards (RSIS). As presented by the table, "Review of Road Design", the existing roadways are classified as 'Rural Lanes' for both the existing and proposed number of single-family residential lots. Accordingly, the dimensions of the existing roadways shall support the proposed subdivision as required by the RSIS design standards.

2. Typical Lot Development Layout & Disturbance Limits
The typical lot development layouts and disturbance limits have been updated on the subdivision plan sheets as follows: *Sheets 6 & 7*, *Grading and Soil Erosion & Sediment Control Plan; Sheets 8 & 9,Slope Analysis Plan ; Sheets 10 & 11, Existing Landscaping Inventory Plan,* of the enclosed subdivision plan set. The typical bioretention basins as presented for each residential site have been refined to address the review comments by the Morris County Planning Board with additional details. Additionally, the typical lot development layouts and typical limits of disturbance have been altered to avoid the 'Tree Conservation Area' as defined by the Mendham Township ordinance, Chapter 23, Tree Preservation and Landscape Regulations.

3. Environmental Impacts
The Environmental Impact Statement:Addendum 2 has been provided by Environmental Technology Inc., to address review comments by the Township Professionals.

Additionally, these enclosures have been provided to address the following itemized technical review comments by the **Township Engineer, Dennis Keenan, PE,** presented by correspondence, dated October 17, 2022:

Comments 1. & 2. 'Driveway Notes' have been added to Sheet 13, Construction Detail Sheet, of the enclosed Subdivision plans to address these comments.

Comment 3. & 3a. No response required at this time. Conservation easements and markers shall be addressed by the Applicant if required as a condition of subdivision approval for this project.

Comment 4. As addressed in testimony, the proposed stormwater management measures (ie. bioretention basins) have been presented only to demonstrate that each proposed lot can support a typical lot development layout in accordance with the current N.J.A.C. 5:21 Residential Site Improvement Standards and N.J.A.C. 7:8 Stormwater Management Rules. The final lot development layout and stormwater designs as presented for each lot are subject to deviation by the individual lot owners. Accordingly, the final design of individual lot improvements and detailed stormwater management designs shall be submitted to any required reviewing entities by individual lot owners at the time of construction.

Comment 5.& 6. 'Individual Lot Development Notes' have been added to *Sheets 6 & 7, Grading and Soil Erosion & Sediment Control Plan*, and to *Sheet 15, Typical Stormwater Management Detail Sheet*, of the enclosed subdivision plan set to address these comments.

Comment 7. No response required at this time. The Applicant shall address access to Corey Lane if required as a condition of subdivision approval for this project.

Comment 8. Enclosed please find the "Environmental Impact Statement Addendum No. 2.", prepared by Environmental Technology Inc., dated November 17, 2022, that addresses this comment.

Comment 9. No response required at this time. The Applicant shall address lot numbers as required as a condition of subdivision approval for this project.

Comment 10. No response required at this time. The Applicant shall address this comment if required as a condition of subdivision approval for this project.

Comment 11. The 'Typical Slope Disturbance Tabulations' for each of the proposed lots had been presented with *Sheets 8 and 9, Slope Analysis Plan*, of the enclosed subdivision plan set to demonstrate that each proposed lot can support a typical lot development layout in accordance with the Mendham Township regulations. The final development of each individual lot is subject to the preferences of the individual lot owners. Regardless, the final design of the lot improvements with steep slope analyses are required to be shown on individual lot development plans to be reviewed and approved by the applicable reviewing entities prior to the start of construction.

Comment 12. No response required at this time. The Applicant shall provide a final subdivision plat for review and approval as a condition of subdivision approval for this project.

Also, these enclosures have been provided to address the following itemized technical review comments by the **Township Engineer, Roy Massaros, PE,** presented by correspondence, dated October 12, 2022:

1.0 Environmental Impact Statement

Items 1.1 through 1.7 Enclosed please find the "Environmental Impact Statement Addendum No. 2.", prepared by Environmental Technology Inc., dated November 17, 2022, that addresses these comments.

Item 1.8 The site tolerant seed mix, Ernmx-80 or an approved equal, has been noted on *Sheet 15, Typical Stormwater Management Detail Sheet*, of the enclosed subdivision plans to address this comment. Additional planting details within any proposed bioretention basin can be provided on individual lot development plans if required as a condition of subdivision approval for this project.

2.0 Runoff Quantity Standards

Item 2.1 No response required.

3.0 Water Quality Standards

Item 3.1 The 'Stormwater Runoff Quality Standard' on pages 54, 54a-54j, of the enclosed Stormwater Management Report have been provided to address this comment. As presented, the lowest orifice (ie. 2.5" dia.) for each typical bioretention basin was set at the water quality design storm (WQDS) elevations. Also, the 'Typical Small-Scale Bioretention System' detail on *Sheet 15* of the enclosed subdivision plans presents the bioretention basin with 24" of planting soils and site-tolerant grasses. These typical design parameters merit compliance with the required 80% TSS removal rate for the stormwater runoff at each of the proposed lots. If necessary, any additional analyses can be provided with individual lot development plans as a condition of subdivision approval for this project.

4.0 Groundwater Recharge Standards

Item 4.1 No response required.

5.0 Non-Structural Stormwater Management Strategies

Item 5.1 Non-structural measures presented include grading to divert runoff by sheet flow and lengthen the times of concentration, as well as minimizing the soil disturbance on the site. Reductions in time of concentration are accomplished by grading to address this comment.

Item 5.2 The 'Typical Sequence of Construction : Individual Lots' has been updated on *Sheet 14* of the enclosed subdivision plans to address this comment. To minimize soil compaction in the areas of the typical stormwater management measures (ie. bioretention basins), silt fence barrier protections shall be installed around each of the stormwater management BMP areas after clearing and topsoil stockpiling but prior to the construction of each dwelling. The silt fence barrier protections would prevent construction equipment from compacting the soils in the stormwater management BMP areas during any construction activities.

Item 5.3 The 'Drainage Area Plans' in the back of the enclosed Stormwater Management Report have been updated to address this comment. Non-structural measures presented include grading to divert runoff by sheet flow and lengthen the times of concentration, as well as minimizing the soil disturbance on the site. Reductions in time of concentration are accomplished by grading to address this comment.

6.0 Operation and Maintenance

Item 6.1 'Individual Lot Development Notes' have been added to *Sheets 6 & 7, Grading and Soil Erosion & Sediment Control Plan*, and to *Sheet 15, Typical Stormwater Management Detail Sheet*, of the enclosed subdivision plan set to address these comments. As noted, the 'Stormwater Management Operations & Maintenance' manuals for each lot shall be provided with individual lot development plans to be reviewed and approved by Mendham Township and deed recorded at the completion of the individual lot development construction to address this comment.

7.0 Erosion and Sediment Control

Item 7.1 Enclosed please find the Morris County Soil Conservation District, Soil Erosion and Sediment control Plan Certification, dated September 28, 2022, for this project to address this comment.

Additionally, these enclosures have been provided to address the following itemized technical review comments by the **Township Planner, Paul Cancilla, AICP,** presented by correspondence, dated October 11, 2022:

Comment 1. No response required.

Comment 2. No response required.

Comment 3. No response required.

Comment 4. No response required.

Comment 5. The maintenance of final stormwater management feature on individual lots shall be provided by the individual lot owners. 'Stormwater Management Operations & Maintenance' manuals for each lot shall be provided with individual lot development plans to be reviewed and approved by Mendham Township and deed recorded at the completion of the individual lot development construction to address this comment.

Comment 6. Testimony had been provided on October 19, 2022, to address this comment. The existing 'Conservation Easement' encompasses the freshwater wetlands and 150-ft. wide transition areas as previously approved by NJDEP . The Applicant has submitted for a current verification of the freshwater wetlands and 150 ft. wide freshwater wetlands transition areas as presented and NJDEP approval is pending. The 'Conservation Easement' can be updated to include any additional freshwater wetlands transition areas approved by NJDEP if required as a condition of subdivision approval for this project.

We look forward to our continuing presentation of this subdivision project at the Mendham Township Planning Board meeting on November 29, 2022. If you have any questions or need additional copies, please let us know. Thank you for your attention.

Sincerely,

Candice J. Davis

Candice Davis, PE
For the Firm

Encl.

cc: Princeton Hydro , 35 Clark Street, Suite 200, Trenton, NJ 08611, 908-237-5660
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