

Planning & Real Estate Consultants

TCC REPORT

To: Morris Township Planning Board
From: Paul A. Phillips, P.P., AICP
Re: **TCC Meeting Summary – August 6, 2020**
Date: August 17, 2020

In attendance: Steve Warner, Esq., James Slate, P.E., and Paul A. Phillips, P.P., AICP.

On Thursday, August 6, 2020, the TCC met with the following applicant to review its development plans:

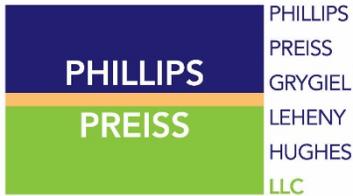
- **The Rabbinical College of America - 226 Sussex Avenue/Block 3004, Lot 21/OS-GU Zone**

This application is for site plan approval together with “c” bulk variance relief in connection with a proposal on the part of the Rabbinical College of America to construct a new two-story building on its campus that would house a gymnasium, classrooms and a study hall. The subject property is located on Sussex Avenue in the OS-GU zone and currently accommodates several buildings that are used in conjunction with the existing school use, which is permitted in the OS-GU district. Variances are being sought for number of parking spaces, parking stall size and parking area illumination levels. The applicant has represented that the new building will support existing student needs and that no additional enrollment is anticipated. The new building is proposed in the eastern portion of the lot which is largely undeveloped. The plan also includes stormwater improvements, and new parking area and internal access lighting. Lastly, the applicant is proposing certain interior renovations to existing buildings on-site as well. The applicant previously met with the TCC on December 5, 2019 and the TCC issued its report on December 27, 2019.

In consideration of the application, the TCC reviewed the following:

- Preliminary and Final Site Plan, Block 3004, Lot 21, prepared by PMEC, dated 7/15/20.
- Architectural Renderings and Floor Plans, prepared by Guzzo & Guzzo, Architects, dated 7/15/20.
- Boundary and Topography Survey – Block 3004, Lot 21, prepared by KSS, dated 5/8/20.
- Drainage Report for Block 3004, Lot 11, prepared by PMEC, dated July 2020.

The TCC makes the following review comments and requests the following information/documentation from the applicant:



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- 1) The TCC advised the applicant to provide lot calculations for existing and proposed building and impervious coverage and FAR.
- 2) The TCC advised the applicant to provide documentation that the 2 signs on Sussex Avenue obtained the required permits/approvals.
- 3) The TCC advised the applicant to provide for the Planning Board meeting a cross-section in an easterly direction showing the existing building, proposed new building, intervening landscaping and the adjoining existing single-family properties.
- 4) The TCC advised the applicant to resubmit the Lighting Plan after clearing up apparent inconsistencies in the calculations.
- 5) The TCC advised the applicant to draw the proposed outlet structures to scale.
- 6) The TCC advised the applicant that it will need to apply for a design waiver for steep slope disturbance, notwithstanding that the area of steep slopes impacted is man-made.
- 7) The TCC advised the applicant that it does not technically comply with the tree replacement ordinance and that it should re-consider its submission by providing additional plantings, different species, larger caliper trees and taller evergreen trees, or some combination of the above. The TCC noted that this was particularly important given the existing trees to be removed and the juxtaposition of the single-family residential homes.
- 8) The TCC advised the applicant to re-evaluate the location of the proposed water quality basin at the high side of the proposed gymnasium.
- 9) The TCC advised the applicant to follow up with the Fire Department as to the proposed utility connections and fire hydrant locations.
- 10) The TCC advised the applicant that the Township Engineer would review the Stormwater Report, however it further indicated that the pipes should be sized for a 100-year storm.
- 11) The TCC advised the applicant to provide testimony at the Planning Board meeting as to the architectural/materials treatment on all façades of the proposed building.

The TCC deemed the application **conditionally complete** pending the applicant satisfying the outstanding information requests cited above.

For the TCC Members


Paul A. Phillips, P.P., AICP