



TOWNSHIP OF MORRIS

ENVIRONMENTAL COMMISSION

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BRIAN MORGAN
CHAIRPERSON

To: Morris Township Planning Board
From: Morris Township Environmental Commission
Re: PB-05-22 284 Mendham, LLC – minor subdivision to create one additional lot
Date: July 18, 2022

At the June 9, 2022 Environmental Commission (EC) meeting, the proposed site plan for Minor Subdivision at 284 Mendham LLC was introduced and reviewed by the members. The EC has completed its review of the plans and the EC provides the following comments based upon site inspection.

- **PB-05-22**, 284 Mendham, LLC, Block 4501, Lot 4, 284 Mendham Road, RA-130 zone. Applicant proposes a minor subdivision to create one additional lot

Findings of Fact:

- The application contemplates the subdivision of an existing 11.557acre Lot (4) into two proposed Lots (4) 8.038 acres and (4.01) 3.519 acres. The application also deals with the removal from Lot 4 of significant impervious driveway material and the adding of a new access point onto Mendham Road for Lot 4.
- The project site is located at 284 Mendham Road, Block 4501- Lot 4.
- The project site is located in an environmentally sensitive area containing wetlands and two brooks running through the property. These brooks have undermined a portion of the driveway with access to Mendham Road which will remain to service the dwelling on Lot 4.01.
- Lot 4 houses a renovated 2,452.8 SF structure and Lot 4.01 has an existing 1,362 SF structure that appears to have two living spaces. This second structure is about 30 feet from the Mendham Road and apparently constructed before the 100 feet setback rule was in effect.
- The application proposes the removal of several trees to accommodate the new driveway accessing Mendham Road for Lot 4.
- The application covers the replacement of the macadam driveway for Lot 4 with a grass planting process to protect from erosion.
- The application notes a septic system on Lot 4 that needs to be brought into compliance requiring an NJDEP wetlands transition area permit.
- There is a good deal of construction debris on proposed Lot 4.
- The property where there are no structures or macadam is currently an existing meadow containing a lot of invasive plants.

Findings of Impact:

- Although the application fails to provide the SF measures for existing impervious material and the remaining impervious SF after the proposed removal of macadam, it appears that there will be a measurable decrease after the removal of the macadam.

- Depending on the intentions for use of Lot 4.01, if a new structure is intended, there is no building envelope as a 100-foot front setback is required and the wetlands appear to occupy the entire building envelope. If the existing dwelling space is to be used and it appears to have two living spaces which would be in violation of the existing single-family zoning.

Recommendations of the EC:

- With trees being removed for driveway access to Mendham Road, replacement trees consistent with township ordinance requirements should be added.
- The allowable, existing, and proposed impervious coverage should be provided in the zoning table to confirm that each proposed lot meets the impervious limits and to reflect the impervious surface being removed as part of the subdivision.
- The construction debris needs to be removed.
- The lawn areas of the property have reverted to a semi-natural state. Important native wildflowers, such as *Asclepias incarnata* (swamp milkweed), were sighted. A landscape plan that seeks to preserve and enhance these meadows and install a minimal area of grass is recommended. This plan would include selective removal of invasives, sowing additional wildflower seeds, and seasonal mowing twice yearly. This will help absorb more stormwater run-off, as well as eliminating the need for fertilization and pesticides that can contaminate stormwater.
- It is strongly suggested that all replacement vegetation comply with the Township's "Do Not Plant" list and plant native species rather than invasive species. The full text of this Resolution can be found [HERE](#). The current edition of the referenced **Do Not Plant List** can be found [HERE](#).
- With the significant erosion of the driveway remaining to service the dwelling at Lot 4.01, the plans should indicate the repairs necessary to provide adequate and safe access to the existing dwelling.

The Environmental Commission submits this site application review on condition that it be read and discussed at the Planning Board project hearing.

cc: Environmental Commission Members
James Slate, Township Engineer
Sonia Santiago, Planning Board Secretary