



Planning & Real Estate Consultants

TCC REPORT

To: Morris Township Planning Board
From: Paul A. Phillips, P.P., AICP
Re: **TCC Meeting Summary – June 2, 2022**
Date: June 11, 2022

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

On Thursday, June 2, 2022, the TCC met with the following applicant to review its development plans:

- **284 Mendham LLC – 284 Mendham Road/Block 4501, Lot 1/RA – 130 Zone**

This application involves a proposal to subdivide an 11.557-acre lot on Mendham Road that is currently improved with two residential dwellings (main residence and carriage house). If approved as part of the minor subdivision application, each of the currently unoccupied residences would be located on a separate conforming lot. Additionally, a new driveway would be constructed to serve the main residence and a portion of the existing driveway would be removed. A front yard variance is required in connection with the proposed carriage house lot as the existing setback to Mendham Road is deficient. The applicant previously appeared before the TCC on January 6, 2022 and the TCC issued its report on January 28, 2022.

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

- Development Plan for Lot 4 in Block 4501, prepared by David E. Fantina, P.E., dated 4/13/22.
- Minor Subdivision Plan for Tax Lot 4 in Block 4501, prepared by James P. Deady, Surveyor, LLC, dated 3/3/22.

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

- 1) The TCC advised the applicant that County approval would be required for the new driveway onto Mendham Road.
- 2) The TCC advised the applicant to include in the Zoning Table a column for existing Lot 4 in terms of its compliance with RA-130 bulk standards.



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- 3) The TCC advised the applicant to provide calculations on the plans demonstrating compliance with the tree removal and replacement provisions set forth in the Land Development Ordinance.

The TCC deemed the application **conditionally complete** pending satisfaction of the items cited above.

For the TCC Members

Paul A. Phillips, P.P., AICP

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