

Planning & Real Estate Consultants

TCC REPORT

To: Morris Township Planning Board
From: Paul A. Phillips, P.P., AICP
Re: **TCC Meeting Summary – January 6, 2022**
Date: January 28, 2022

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

On Thursday, January 6, 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**

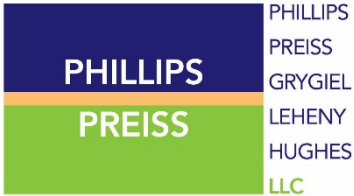
This application is for concept review in connection with a proposal to subdivide an 11.557-acre lot on Mendham Road that is currently improved with two single-family dwellings such that if the minor subdivision is approved each of the residences would be located on a separate conforming lot. Additionally, a new driveway would be constructed to serve the larger of the two dwellings, and a portion of the existing driveway would be removed. Technical variance relief would be required for front and side yard setback deficiencies for the existing (smaller) dwelling on proposed Lot 1.01, however these are pre-existing conditions. This smaller, carriage house type dwelling is not currently occupied.

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

- Conceptual Subdivision Layout for Lot 1 in Block 4501, prepared by David E. Fantina, P.E., dated 10/29/21.

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

- 1) The TCC requested that the applicant indicate whether the existing frame shed on Lot 1 will be removed. If not, a side yard setback variance would be created for same based upon the location/alignment of the proposed subdivision line.
- 2) The TCC requested that the applicant confirm that the new driveway would not result in any slope disturbance and to further indicate whether any tree removal would result from same. This should be shown on the plans.



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- 3) The TCC advised the applicant to indicate on the plans that the shaded area shown for a portion of the existing driveway for the larger dwelling denotes "to be removed".
- 4) The TCC advised the applicant to provide a Zoning Table with RA-130 zone requirements and indicate relative compliance for existing Lot 1 and each of the proposed new lots.
- 5) The TCC advised the applicant to change the zoning designation on the application and plans from R-130 to RA-130.

The TCC informed the applicant that it would need to return once a formal minor subdivision application is submitted.

For the TCC Members

Paul A. Phillips, P.P., AICP

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