

June 29, 2021
Via Overnight Mail

Planning & Zoning Long Hill Township
915 Valley Road
Gillette, NJ 07933

Attn: Debra Coonce,
Planning & Zoning Coordinator

Re: Application No. 18-01Z
Block 13302--Lot 16.01
Delaware Avenue Subdivision
C&K Project #: 1190102-18-01Z-07

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
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Dear Ms. Coonce,

A Major Subdivision Application has been presented to the Planning Board for the referenced property. The application is for a density modification subdivision as outlined in Section LU-158.5 of the Township Code. In support of this application and pursuant to Section LU-158.5(b)1, enclosed is a sketch subdivision plat based upon the R-2 zoning district standards.

The sketch subdivision plat conforms to the R-2 bulk standards. Each lot conforms to the lot area and width requirements. Each lot provides an area within the building setbacks sufficient for the construction of a home meeting the minimum floor area requirements.

The sketch subdivision plat conforms to the critical area requirements. Development within critical areas is regulated by Section LU-142.1, compliance with which follows:

a. No principal building, accessory building, parking area, pool, tennis court, patio or deck shall be located in whole or in part within a critical area.

This does not preclude the construction of a roadway or driveway within the critical areas. The principal building and all attendant features can be accommodated outside of the critical areas on the proposed lots. We note that the critical areas are defined by the ordinance as *"the combined area of any portion of a site having an average slope of 15% or greater measured across 10 vertical feet of contour; and/or an area of special flood hazard; and/or any wetlands area"* and do not include any buffer extending from these areas.

b. All single family residential lots created after the adoption of this subsection shall contain at least 10,000 square feet of contiguous, noncritical land with direct access to an existing or proposed street. For lots served by septic systems, the contiguous, noncritical land requirement shall be a minimum of 20,000 square feet.

Each lot contains at least 20,000 square feet of contiguous noncritical land. Two lots may connect to the sanitary sewers and would only require 10,000 square feet of contiguous noncritical land.



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c. In addition to the maximum lot coverage requirements established by the Schedule of Bulk Requirements, no development in the Township shall provide more than 70% impervious surface coverage of the noncritical area of the lot.

Each lot can be developed such that it does not exceed this requirement.

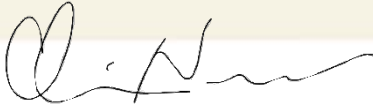
d. All single family lots shall provide a principal building setback of at least 50 feet from any critical area located in the front or rear yard of the lot, and 25 feet from any critical area located in the side yard of the lot.

The critical area setbacks for principal buildings are depicted on the sketch subdivision plat leaving sufficient space for the construction of a dwelling.

It is our opinion that the submitted sketch plat complies with the Township's ordinances and the requirements for a density modification subdivision. We request that the board approve the sketch plat in support of the submission of a revised density modification subdivision plan of no more than six lots.

Sincerely,

Engineering & Land Planning Associates, Inc.



Christopher Nusser, PE
Senior Program Manager



To create solutions that inspire through the innovation of the natural and built environment.