

April 15, 2021

VIA ELECTRONIC MAIL AND FEDERAL EXPRESS

Vernon Township Land Use Board

21 Church Street

Vernon, New Jersey 07462

Attn: Kimberly Decker, Land Use Administrator

**Re: Snowshoe Homes, LLC for Preliminary and Final Site Plan and
Related Variance Relief
4 Alpine Trail, Vernon, New Jersey
Block 526, Lot 12; Zone R-4**

Dear Ms. Decker:

As you are aware, this firm represents Snowshoe Homes, LLC (the "Applicant") regarding the Preliminary and Final Site Plan Application with Related Bulk Variance Relief (the "Application") for the property located at 4 Alpine Trail, which property is designated as Block 526, Lot 12 on the official tax map of the Township of Vernon (the "Property"). This office is in receipt of the April 2, 2021 correspondence from Cory L. Stone, P.E., C.M.E., advising that: 1) a "Minimum Improvable Area" must be calculated; and 2) that the Applicant needs to provide a completed Technical Checklist.

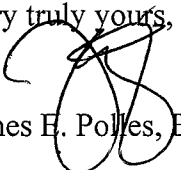
With regard to the "Minimum Improvable Area" calculation and confirming of our conversation regarding same, Applicant's Engineer caused twelve (12) signed and sealed original drawings entitled "Slope Map" and dated April 9, 2021 (the "Slope Map") to be hand delivered to you on April 15, 2021, for the Land Use Board's consideration. The Slope Map includes the "Minimum Improvable Area" calculation, as requested.

With regard to the Technical Checklist, we enclose eighteen (18) copies of the Land Use Board Technical Checklist, signed by Applicant's Engineer. Applicant requests waivers for submission items: #20 – Environmental Impact Statement (no significant environmental impact as it is a residential project in a residential zone); #23 – Landscaping and lighting plan (no impact as residential project in a residential zone); #29 – Storm water management plan and report (topography limits drainage to that shown on the relevant drawings); #31 – Compact disk of plans (will provide once plans are final); #34 – Traffic Impact Analysis (single-family residential not anticipated to generate 50 trips/day); #36 Plans entitled "Final Construction Drawings" (will provide as-built drawings if required); #37 Developers Agreement (will provide if required); #38 Engineers cost estimate (will provide if required, but no public improvements anticipated); and #39d – Four (4) photographs of property (Property is vacant).

In addition, we note that Applicant, in a separate submission to the Vernon Township Municipal Utilities Authority (the “MUA”), has caused escrow and application fees to be established, and MUA review to be undertaken with regard to the proposed sewer connection to/from the Property.

We look forward to appearing before the Land Use Board on April 28, 2021. If you require anything else from this office, please do not hesitate to ask.

Very truly yours,


James E. Polles, Esq.


Enclosures

cc: Cory L. Stone, P.E., C.M.E. (via electronic mail only with enclosure)

TECHNICAL CHECKLIST

Item	Minor Site Plan	Major Site Plan - Preliminary	Major Site Plan - Final	Minor Sub-division	Major Subdiv. - preliminary	Major Subdiv. - Final	Variance (see note #1)	Concept plan	Complete or Waiver Requested?
20		x			x				W
21		x	x		x	x			C
22		x	x		x	x			C
23		x	x		x	x			W
24	x	x	x	x	x	x	x		C
25	x	x	x	x	x	x	x	x	C
26	x	x	x	x	x	x			C
27	x	x	x	x	x	x	x		C
28	x	x	x	x	x	x	x		C
29	x	x	x	x	x	x			W
30	x	x	x	x	x	x			C
31	x	x	x	x	x	x			W - will provide upon final approval of all plans
32				x	x	x			C
33				x	x	x			C
34		x			x				W
35	x	x	x	x	x	x	x		C
36			x			x			W
37			x			x			If required, Applicant will provide.
38			x			x			If required, Applicant will provide.
39							x		W - as to photographs
40							x		N/A

NOTES:
 (1) The Board accepts abbreviated submissions for simple variances for pools not in the front yard, decks, patios, sheds, stoops and detached structures not in excess of 150 square feet. In lieu of the checklists above, the Applicant can submit the following for these variances only: (a) Sealed Boundary survey (b) Proposed improvements drawn to scale on a copy of the survey. Show dimensions of structure and distance to property lines (c) 4 photographs accurately depicting the subject property (d) Copy of the tax map showing all parcels within 200-ft. (e) Provide all items on the Administrative checklist. Note - this procedure is intended to reduce the Applicant's expense for minor matters, however, additional information or professionally drawn plans may be requested if deemed necessary by the Board, Board Planner or Board Engineer. (2) Applicant's with waiver requests cannot be deemed complete until the waivers are approved by the Land Use Board Planner or Engineer or the Land Use Board at a regular meeting.


 George R. Gloede Jr.
 Professional Engineer Lic. No. 32407