

Serving Our Clients and Community For Over 100 Years James E. Polles Admitted in NJ

Direct Line: 973-798-4948 Email: jep@spsk.com

220 Park Avenue PO Box 991 Florham Park, NJ 07932

Telephone: 973-539-1000

Fax: 973-540-7300

April 15, 2021

www.spsk.com

VIA ELECTRONIC MAIL AND FEDERAL EXPRESS

Vernon Township Land Use Board 21 Church Street Vernon, New Jersey 07462 Attn: Kimberly Decker, Land Use Administrator

> Snowshoe Homes, LLC for Preliminary and Final Site Plan and Re:

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 H. Polles, Esq.

Enclosures

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

VERNON TOWNSHIP LAND USE BOARD

Department of Planning & Zoning
21 Church Street · Vernon · Ni 07462

Tel.: (973) 764-4055 Ext. 2279 · Fax: (973) 764-9528 · www.vernontwp.com
For assistance with Land Use Board Applications: 973-764-4055 ext. 2279

Applicant Name(s): Property Address:

Block / Lot:

Snowshoe Homes, LLC

Street:	4 Alpine Tra	il						
City:	Vernon		State:	NJ	Zip:	0746	2	
Blo	ck 526		1	Lo	t 12	Tues of the control	r var y var Las	

TECHNICAL CHECKLIST

***************************************	itsm)	Minor Stta Plan	Major Site Plen - Prefilminary	Major Site Plan - Final	Minor Sub division	Major Subdiv. – preliminary	Mejor Subdik; – Final	Variance (see note #1]	Concept Plan	Complets or Watver
1	Sealed survey map of Entire tract	×	×	×	×	×	×	x		С
2	Name and address of owner and applicant of the subject property	x	×	×	×	×	x	×	×	С
3	List of all property owners within a 200-foot radius on the plan, with block & lot number & street address (from Tax Assessor)	X	×	×	×	×	x	×		С
4	Zone data tabulation with existing and proposed bulk requirements for each lot and the remainder tract	X	x	x	x	×	×	×		С
5	Key map based on the Township tax maps with tax map sheet data. Show 200 ft. radius from subject parcel	×	×	x	×	×	×	×	×	C
6	Indicate existing and proposed block and lot numbers, as assigned by the Tax Assessor, of subject property and surrounding properties within 200'	×	×	×	×	×	×	×		С
7	Bearing and distance information for all lot lines	×	x	×	×	x	×	×		С
в	North arrow with reference	x	×	х	×	×	×	x	×	С
9	Signature block with space for Township Engineer, Board Chairperson and Secretary,	×	×	×	×	x	×	×		С
10	Title Block with graphic scale, lot and block number, date the map was prepared with any revision dates and the name of the individual preparing the map together with that individuals raised seal and signature	×	×	×	×	, x	×	×	*	С
11	Existing topography with maximum contour intervals of 2 feet for entire property (200 ft. overlap required for Major applications only)	×	x	x	×	×	×			С
12	Environmentally Sensitive Areas (ESA) delineations and calculations in accordance with 330-83 (formerly Section 717) of the Vernon Township Land Use Ordinance. Provide tabulation for all environmentally sensitive greas		x	×	×	×	×		, , , , , , , , , , , , , , , , , , , 	С
13	Existing roadway data including all adjacent utilities and storm sewers for frontage of tract within the right of way	x	×	×	×	×	x	×		С
14	Indicate all existing structures and wooded areas within subject property. Note - buildings within 200 ft. of subject property required for variances and Major applications. Can utilize aerial photography, cite source	×	x	×	×	¥	x	×		С
15	Construction details for all proposed Improvements	×	×	×		x	×			С
16	Existing wells, septics, water bodies and wetlands on subject property or on neighboring lots that affect subject property	×	×	×	×	x	x	×		С
17	Proposed layout plan, with roadway centerline data, including curve data and return radll. For subdivisions, plan must show all proposed lots with area labeled in S.F. and acres, rights of way, setback lines, metes and bounds for all boundary and right of way lines. Scale: 1*= 30 ft	x	×	*		x	×			c
18	Proposed grading plan for roadway, buildings, access driveways and parking lots with any retaining wall locations at maximum 2 ft. contour intervals. Provide spot grades at building corners, in parking lots, top and bottom of wall elevations, and at low and high points. Scale: 1"=30 ft	×	×	×	×	×	×	×	×	C
19	Proposed utility plan showing all storm sewer inlets and pipes, sanitary sewer mains and lateral connections, all with invert and grate/rim elevation labels and pipe slopes, water main and service connections, with pipe material and sizes, and proposed wells and septics. Minimum Scale is 1°=30 ft		×	x	×	×	×	x	X	С

TECHNICAL CHECKLIST

	Hèm	Minor Site Plan	Major Ste Plan- Preliminary	Major Site Men. Final	Minor Sub division	Major Subdiv preliminary	Major Subdiv Final	farlance (see note #1)	Concept Plan	Complete or Walver	
20	Environmental Impact Statement		×			×				W	1
21	Road profiles showing all proposed utilities and structures with labels, road centerline data with vertical curve information. All pipe crossings must be identified with adequate clearance provided. Also provide profiles of all off-road utilities. Scale: 1" = 30' H. 1" = 3' V		×	×		×	×			C	
22	Soil erosion and sediment control plan if over 5,000 s.f. disturbance in accordance with Sussex County SCD standards. Min. Scale 1"= 50 ft.		×	X		X	x			С	The state of the s
23	Landscaping and lighting plan. Show all proposed landscaping with a planting schedule. Show all isobars for all existing and proposed on-site lighting in foot-candles, include utilities on this plan to ensure no conflicts exist, Scale: 1*= 30 ft		×	×		×	×			w	
24	Either a certification note on the plan that no wetlands exist on or within 150 ft. of the property or submission of wetlands letter of interpretation (LOI) from the NJDEP or proof that an LOI application has been submitted to NJDEP	x	×	×	×	×	×	X ,		С	
25	Certification note on the plan as to whether the property lies within the highlands preservation area (provide any correspondence with Highlands Council)	×	×	×	x	ж	×	x	×	c	
28	Certification note stating that all proposed access drives comply with A.A.S.H.T.O. sight distance requirements	х	×	×	×	x	×			Ç	
27	Area of disturbance delineated on the plan, and labeled in square feet	×	×	×	×	ж	x	×		С	
28	Impervious coverage labeled on the plan in square feet	×	×	×	×	x	×	х		С	
29	Storm water management plan and report. Include separate drainage area maps for pre and post development drainage boundaries and Tc paths. Drywells are sufficient for minor site	×	×	x	×	×	×			w	
30	plan and subdivisions (size for 3" rainfall for area of structures). Indicate the soil types and boundary lines from the Sussex County soil survey	x	×	×	×	×	×			С	
31	Provide a compact disk (CD) of the CAD file for the design plans for township records	×	×	×	x	x	x			W - v	rill provide upor
32	Preliminary proposed house, driveway, septic and well locations.				×	×	х			С	final approval of
33	Preliminary grading at 2' contours for proposed houses and driveways.	1			×	×	x		·	С	all plans
34	Traffic Impact Analysis (if projected increase is more than 50 trips/dsv)		×			×				w	
35	Provide typed summary of all requested walvers with reasons/justification for request (see note 2 below)	×	x	×	*	×	×	×		С	
36	Plans to be titled "Final Construction Drawings"			×			×			w	
37	Final Developers Agreement, if required by Board			×			×			If red	uired, Applican
38	Engineers cost estimate of site improvements. NOTE: Bonding Required for 120% of the cost of the site improvements, 10% cash & 90% Bond, unless waived by Board			x			×			WIII pr	ovide. uired, Applicar
39	For Use ('D') Variances and Bulk ('C') Variances, the following must be provided: (a) Description of application and relief being sought (b) a description of the alternatives that were considered (c) Statement as to how the application meets the negative and positive criteria in support of the request (d) 4 photographs depicting the subject property (e) a sealed survey map							×		W - a	rovide. is to ographs
40	For Appeal/Interpretation, the following must be provided: (a) A map which clarifies, in sufficient detail, the nature of the appeal or interpretation (b) any documentation, forms or correspondence which explains the nature of the appeal or interpretation (c) a written discription of the area surrounding the subject property (d) a statment or leagle brief which clarifies the position of the applicant (e) 4 photographs depicting the subject property							***		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