

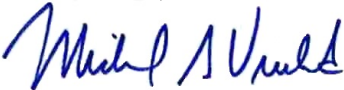


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MEMORANDUM

TO: Hardyston Township Planning Board
A. Wilhelm, Land Use Administrator / T. Molica, Board Attorney /

FROM: Michael Vreeland, Board Engineer 

CC: T. Graham, Applicant Engineer / B. Hefele, Applicant Attorney

RE: Lam Development Group LLC
Amended Preliminary and Final Subdivision
Amended Construction Plan & General Development Plan Update
Cloverdale West (Phase 2B) at Crystal Springs
Hardyston Township
VCEA Project No. HDY-1001.019

DATE: October 12, 2020

We are in receipt of the following information pertaining to the above referenced applications:

- A. Land Use Application with attachments;
- B. Waiver Summary List;
- C. Plans entitled, “Amended Preliminary and Final Subdivision, Cloverdale West At Crystal Springs, Coventry Road, Block 16.30, Lots 1 & 1.09-1.16, Block 16.34, Lots 1.05-1.08 & 1.10-1.12, Block 16.36, Lot 1, Township of Hardyston, Sussex County - New Jersey” consisting of 14 sheets. The plans prepared by Dykstra Walker Design Group, P.A. (Thomas F. Graham, PE) are dated August 13, 2020;
- D. Plan entitled, “General Development Plan #3, Lam Development Group, For, The Shotmeyer Section, Township of Hardyston, Sussex County - New Jersey”. The plan prepared by Dykstra Walker Design Group, P.A. (Thomas F. Graham, PE) is dated November 15, 2019 with a latest revision date of August 26, 2020; and
- E. Architectural plans entitled, “Dominica Model, Elevation K and Elevation L”. The plans prepared by NVR consist of 6 sheets (A-1, A-1, A-2,A-2, A-6 and A-7).

We have reviewed the information along with the Township Code (Code) as well as project file and offer the following comments:

Please Reply To:

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1. INTRODUCTION

The subject property is located within the Township's Commercial - Recreation (C-R) Zone District. The property previously received Board approval for 39 zero lot line detached residential lots/units. The amended application proposes 39 detached single family residential lots/units as well as an extension of Coventry Way. The roadway extension would provide frontage for each of the proposed lots.

2. COMPLETENESS

We have reviewed the application for technical completeness in accordance with the Application Checklists. The Applicant is requesting a number of waivers from the Schedule A Checklists.

Comment: Based on the nature and scope of the application we would have no engineering objection should the Board grant the requested waiver for completeness.

We defer to the Board Attorney and Land Use Administrator regarding legal and administrative completeness issues.

3. PROJECT PROPOSAL

3.1. The subject applications have been scheduled before pending applications that would propose changes to the Boomerang Parking Facility. As a result, we recommend the following revisions be made to the GDP plan:

- 3.1.1. The plan should note General Development Plan #2 rather than #3;
- 3.1.2. The Updated History for the Shotmeyer Property list - Item 1.9 should be removed and the list should be renumbered accordingly;
- 3.1.3. The Cloverdale East and Highgrove area should be illustrated as previously shown on GDP #1; and
- 3.1.4. The Applicant should review the Residential Building Unit Table and confirm that it accurately reflects the current proposal.

3.2. It appears the proposal is generally consistent with the previously approved plans (with the exception of housing type and associated setbacks). This should be confirmed by the Applicant. The Applicant should also provide testimony detailing any changes that are being proposed as part of the amended applications;

3.3. The proposal will exceed the Residential Site Improvement Standards (RSIS) allowable average daily traffic (ADT) limit on a cul-de-sac. The Applicant should consider constructing the balance of Coventry Road and Tarrington Road and eliminating the temporary cul-de-sacs;

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- 3.4. The Parking Requirement and Area Summary tables noted on the plan cover sheet should list the Cloverdale West requirements and lots rather than Highgrove & Cloverdale East;
- 3.5. The Applicant should review the Overall Shotmeyer Parking Requirement Table on the plan cover sheet and confirm that it accurately reflects the current proposal; and
- 3.6. The Applicant should provide testimony confirming that the proposal will not not require updates pursuant to existing planned real estate development and/or other existing neighbor documents.

4. OTHER AGENCY APPROVAL

Should the Board approve the applications we believe the following other agency approval will be required:

- 4.1. Hardyston Township MUA
- 4.2. Soil Conservation
- 4.3. Sussex County Planning Board

Please contact me should you have any questions.