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July 22, 2020

VIA E-MAIL

Connie Valenti, Planning Board Secretary
Township of Berkeley Heights
29 Park Avenue
Berkeley Heights, New Jersey 07922

Re: Site Plan of Lockhern Property Urban Renewal, LLC (the "Applicant") for Block 702, Lot 13 (450 Springfield Ave.), Berkeley Heights (the "Property") Application No. SP-9-18

Dear Ms. Valenti:

As you know, this firm represents the Applicant in connection with the above-referenced site plan application, which received preliminary and final major site plan approval by Planning Board resolution adopted September 17, 2018 (the "Approval"). The Approval authorized construction on the Property of one (1) three-story residential building with twenty (20) residential units, indoor amenities, outdoor patios and courtyards, a retail space, underground parking, and surface parking. The Applicant is now applying to amend the Approval. Because the proposed changes are minimal, we request that the Planning Board approve them as a Minor Site Plan per Township Land Use Ordinance section 10.1.3, which authorizes the Planning Board to waive the requirement for notice and a public hearing.

The Applicant specifically seeks to eliminate the previously proposed walkable alley and replace it with landscaping. The alley was to be a perpendicular extension of the paver-stone plaza along Sherman Avenue. However, the Applicant has determined that construction of the alley could threaten the integrity of the adjacent building's foundation. The Applicant therefore proposes replacing the alley with a landscaped area containing a mixture of small evergreen trees and deciduous and evergreen shrubs, and an 18-inch-high seat wall extending from the eastern corner of the proposed building perpendicular to the adjacent property to the east. Because the grade would slope upward 10 feet in elevation from the top of the seat wall to the patio/amenity space, the Applicant has also eliminated a door that would have opened from the proposed building to the alley, and adjusted the fenestration that would have faced the alley.

As the Applicant requests only amendment of the existing Approval, we have calculated the application fee and initial escrow deposit in accordance with Land Use Ordinance sections 17.11.1(I) and 17.11.2(P). Section 17.11.1(I)(7) indicates that the fee for simultaneous amendment of preliminary and final site plan approval is \$750 for a building exceeding 10,000 square feet in area. Section 17.11.2(P) states that the required escrow deposit is \$1,500 for a

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residential building containing between 11 and 25 units (half of the \$3,000 required for an initial preliminary site plan application for a residential building with that amount of units). As the proposed residential building is 52,781 square feet in gross floor area and has 20 residential units, the application fee is \$750 and the initial escrow deposit \$1,500. Accordingly, checks made out to the Township of Berkeley Heights in the amounts of \$750 and \$1,500 (for the fee and escrow, respectively) will follow by mail.

Attached please find the following in support of this application:

1. Comparison of May 14, 2018 Exterior Elevations Plan with July 17, 2020 Exterior Elevations Plan prepared by Rotwein & Blake;
2. Comparison of April 16, 2019 Layout Plan with July 17, 2020 Layout Plan prepared by Bowman Consulting; and
3. Comparison of April 16, 2019 Landscape Plan with July 17, 2020 Landscaping Plan prepared by Bowman Consulting.

Kindly advise whether the application for amendment is complete. If you need any further information, please do not hesitate to contact me.

Very truly yours,

/s/Patrick J. McAuley

Patrick J. McAuley

Attachments

cc: Thomas Solfaro (via email)
Keenan Hughes (via email)
Robin Greenwald (via email)
Dr. Foun Chung Fan (via email)
Ryan Benson, Esq. (via email)