



COUNTY OF UNION

DEPARTMENT OF ECONOMIC DEVELOPMENT

AMY C. WAGNER, DEPUTY COUNTY MANAGER/DIRECTOR

October 2, 2020

Ms. Connie Valenti, Board Secretary
Municipal Building
29 Park Avenue
Berkeley Heights, NJ 07922

BOARD OF CHOSEN FREEHOLDERS

ALEXANDER MIRABELLA
Chair

ANGEL G. ESTRADA
Vice Chair

ANGELA R. GARRETSON

SERGIO GRANADOS

CHRISTOPHER HUDAK

BETTE JANE KOWALSKI

KIMBERLY PALMIERI-MOUED

ANDREA STATEN

REBECCA WILLIAMS

EDWARD T. OATMAN
County Manager

Amy C. Wagner
Deputy County Manager

ROBERT E. BARRY, ESQ.
County Counsel

JAMES E. PELLETIERE
Clerk of the Board

Applicant/Site: Berkeley Heights Developers, LLC
430 Springfield Ave. & Lone Pine Drive
Block 702, Lots 17 & 18
County File # SPSD 98-20

Dear Ms. Valenti:

The County of Union's Bureau of Planning and Economic Development on behalf of the County Planning Board reviewed the combined site plan and subdivision application and associated plans and documents in accordance to County Land Development Ordinance. The applicant proposes to revise lot lines, dedicate road right-of-way, maintain an existing retail building on one lot, and build a 211 unit multi-family structure with a 14,000 square foot (sf) courtyard on the resultant lot. The applicant proposes 431 parking spaces and an impervious area for both proposed lots consisting of 239,293 sf or 74% which does not exceed municipal requirements. The applicant provided a stormwater report dated August 31, 2020 that indicates the proposed development complies with associated regulations.

The comments below are based on the review of the associated site plans and accompanying documents in relation to the Union County Land Development Standards:

1. In accordance to **Section 501.4, Curbs, and 502.4, Curbing**, requires the applicant provide curbing along the entire property fronting the County Road in accordance with County Standards. The applicant shall provide curbs in conformance with County Standards along the entire frontage of the County Road and identify these curbs on a revised site plan.
2. In accordance to **Section 502.6, Shoulder Paving**, each development requiring County Planning Board review shall install paving in the area between the edge of existing pavement and newly constructed curbing along the property frontage of a County Road. Paving for the area

ADMINISTRATION BUILDING