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Planning & Real Estate Consultants

January 27, 2022

Planning Board
Township of Berkeley Heights
29 Park Avenue
Berkeley Heights, NJ 07922

**Re: Report of the Technical Review Committee
Subdivision of Block 4102, Lot 1; Block 4301, Lots 1.011 & 1.02
The Connell Company
MU Zone**

Dear Chairman Johnson and Members of the Planning Board:

On January 12, 2022, the Technical Review Committee (TRC) reviewed an application submitted by the Connell Company ("Applicant") to subdivide portions of Block 4301, Lots 1.011 and 1.02 to form a new lot to encompass the Grove and associated walking trails. The proposed new lot will total approximately 7.8 acres, while Lot 1.011 will be reduced by approximately 3.53 acres to 25 acres and Lot 1.02 will be reduced by approximately 4.26 acres to 34.6 acres.. The Applicant presented the following plans to the Committee in support of its application.

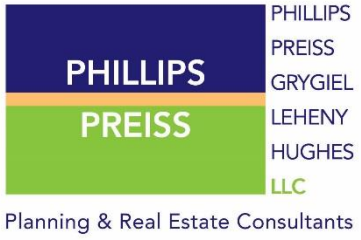
- "Existing Tax Lot Configuration" sheet, prepared by Langan, dated 12/7/2021.
- "Proposed Tax Lot Configuration" sheet, prepared by Langan, dated 12/7/2021.

The TRC determined that no variances or design waivers are triggered because of the proposed subdivision. The TRC recommends that the proposed subdivision be deemed a minor subdivision pursuant to Section 9.4.2 of the Municipal Land Use Procedures Ordinance.

We trust that the above information is responsive to your needs.

Respectfully submitted,

Keenan Hughes, AICP, PP



cc: Tom Solfaro, PE – Township Engineer
Tom Bocko – Township Zoning Officer
Applicant