

ANDERSON & DENZLER ASSOCIATES, INC.

CONSULTING ENGINEERS

MUNICIPAL ENGINEER'S REPORT

Block 63, Lot 48.04

Borough of Morris Plains

June 29, 2020

The Borough proposes to acquire 3.290 acres of existing Block 63, Lot 48 for open space. The proposed acquisition is designated as proposed Lot 48.04 on the Lakeland Survey.

The existing tract currently consists of 5.412 acres in the R-2 single-family dwelling zone. The tract is occupied by a 17,779 square foot church with a paved driveway and parking area and concrete sidewalks. The Watnong Brook traverses the tract flowing east to west. The flood hazard boundary is shown on the Lakeland Survey. There are two (2) easements on the existing tract: A 55 foot $\pm$ wide Watnong Brook Drainage Easement and a 25 foot wide Sanitary Sewer Easement. Both easements are shown on the Lakeland Survey.

Regarding Proposed Lot 48.04 which is proposed for open space acquisition, this lot represents one conforming building lot in reference to the R-2 zone requirements. Conforming lot frontage (50 feet), lot width (120 feet at 35 feet front yard setback) and lot area within the maximum depth of measurement (18,000 square feet within 150 feet of the street line) can be provided from the Jaqui Avenue right-of-way. The frontage along Mountain Way does not provide an opportunity for a second conforming building lot since it is non-conforming to the following R-2 zone requirements:

- Minimum Lot Area of 18,000 s.f. within the maximum depth of measurement (150 feet).
- Minimum Lot width at the front yard setback.

The proposed dwelling site would be south of the existing sanitary sewer easement, in the southeast corner of Lot 48.04 with driveway access coming off Jaqui Avenue. These improvements would be outside the flood hazard area and likely outside any freshwater wetland or transition area if present on the lot. A dwelling 40 feet by 60 feet or larger could be located within a conforming building envelope in this area of Lot 48.04 with no variances required. The Borough would permit driveway access off Jaqui Avenue. The existing guardrail at the end of Jaqui would be partially removed to permit the construction of a 10 foot wide driveway. The deed of sanitary sewer easement does not prohibit the construction of a driveway near Jaqui Avenue. A dwelling on proposed Lot 48.04 could be serviced by public water and sewer.

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Soils on proposed Lot 48.04 are urban/land Riverhead complex which are well drained, sandy and gravelly soils with depth to seasonal high water table more than 10 feet. Proposed Lot 48.04 is predominately wooded with mild topography with steep banks along the Watnong Brook.

The current 5.412 acre tract is non-conforming in terms of building coverage and lot coverage in the R-2 zone. As a result of creating the two tracts, the new 2.122 acre tract containing the existing church would continue to be non-conforming in terms of building coverage and lot coverage, conditions the Borough acknowledges and deems acceptable as typical in the Borough for the following reasons: The proposed 2.122 acre tract containing the existing church is larger than any other existing house of worship lot in the Borough and it should be noted that the Ordinance that regulates maximum building and lot coverage (§13-5.2A(23)) in residential zones was written to address residential buildings and associated improvements and not buildings associated with houses of worship.

Leon C. Hall

Leon C. Hall, P.E.
Borough Engineer

