

Rec'd  
2-11-2020

February 7, 2020

Andover Township Land Use Board  
134 Newton Sparta Road  
Newton, NJ 07860

RE: Site Plan Waiver  
BHT Andover  
Block 151, Lot 21  
248 Stickles Pond Road.  
Andover Township, NJ

CIVIL ENGINEERING  
ENVIRONMENTAL  
SURVEYING  
LANDSCAPE ARCHITECTURE  
GEOTECHNICAL

Preliminary Site Plan Checklist #5 Waiver Request

Checklist Item	Description	Reason for Waiver
7	Key map showing location of entire tract and 500' outside of the perimeter of the subject property with portion being subdivided delineated, and including the following: a. Block and lot of subject premises and adjoining properties b. Adjoining street(s), their name(s), and R.O.W. width(s) c. Scale of not less than one-inch equals 400 feet; North arrow d. Delineated zone districts with designation	Due to the size of the lot, many of the requirements are unfeasible. The scale necessary to display the entire tract in a key map is much greater than 1" =400', and thus the requested level of detail would have rendered the map illegible.
38	For public and sewer and water, public or private utility letter verifying hook-up availability.	A waiver is requested for this item. We will not be connecting to a public or private utility for this project.
61	Locate any public or private well, including block and lot, within 500 feet of the property line.	A temporary waiver is requested for this item. We will be requesting a well search from the town for all of the lots directly adjacent to the subject property. The proposed well and septic are located greater than 100 feet from any neighboring property.



140 West Main Street | High Bridge, NJ 08829  
T: 908.238.0544 F: 908.238.9572

200 American Metro Blvd | Suite 114 | Hamilton, NJ  
08542 T: 609.454.3433

399 Market Street | Suite 360 | Philadelphia, PA 19106

Final Site Plan Checklist #6 Waiver Request

Checklist Item	Description	Reason for Waiver
7	<p>Key map showing location of entire tract and 500' outside of the perimeter of the subject property with portion being subdivided delineated, and including the following:</p> <ul style="list-style-type: none"> <li>a. Block and lot of subject premises and adjoining properties</li> <li>b. Adjoining street(s), their name(s), and R.O.W. width(s)</li> <li>c. Scale of not less than one-inch equals 400 feet; North arrow</li> <li>d. Delineated zone districts with designation</li> </ul>	<p>Due to the size of the lot, many of the requirements are unfeasible. The scale necessary to display the entire tract in a key map is much greater than 1"=400', and thus the requested level of detail would have rendered the map illegible.</p>

Soil Erosion & Sediment Control Checklist Waiver Request

Checklist Item	Description	Reason for Waiver
7A	Key map showing adjacent blocks and lots and at least (two) 2' existing streets.	Due to the scale, it is impractical to show all adjacent features as requested, at a reasonable scale, and also maintain legibility.
7C	4:1 maximum slope in side yard areas	A 3:1 slope was considered in order to minimize disturbance to the wetlands and wetland transition areas, as well as minimizing steep slope disturbance.
8	Phasing of large projects to minimize the total site disturbance at any given time.	Due to the continuous nature of the subsurface improvements, it is impractical to separate these into phases.
12	Plans for maintenance of permanent soil erosion and sediment control measures and facilities during and after construction, also indicating who shall have responsibility for such maintenance.	Plans to be submitted as a condition of approval under separate cover.



*To create solutions that inspire through the innovation of the natural and built environment.*