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January 8, 2021

Delaware Township Board of Adjustment
c/o Ms. Kathleen Klink, Administrative Officer (via e-mail)
570 Rosemont-Ringoes Road
Sergeantsville, New Jersey 08557

Reference: Preliminary Site Plan & Minor Subdivision Plan
Use Variance Application
Block 55 Lot 2 - Switzler
Delaware Township, Hunterdon County

Dear Board Members:

Our office has reviewed the above referenced application for the purpose of determining completeness. The following documents were submitted:

- Preliminary Site Plan & Minor Subdivision Plans entitled “Proposed In-Door Tennis Courts Brant Switzler” consisting of six (6) sheets prepared by Frey Engineering, LLC (James A. Hill, P.E.), dated July, 2020.
- Delaware Township Board of Adjustment Use Variance Application for Block 55, Lot 2.
- Variance Application Checklist.
- Project Site Design and Drainage Report prepared by Frey Engineering, LLC (James A. Hill, P.E.) dated October 19, 2020.

A. Proposal

Block 55 Lot 2 (30.078 ac.) is located within the A-1 Zone, fronts upon Sandy Ridge Road, is a vacant undeveloped lot currently in long-term hay meadow cover. A minor subdivision is proposed creating one new lot (12.232 ac.) and remaining Lot 2 (17.846 ac.).

Proposed site improvements on the newly created 12.232-acre lot include construction of a 120' x 140' (16,800 sq. ft.) 40' high in-door tennis training center, 45-space parking lot, 450-foot long asphalt driveway, stormwater management facility, septic system, well and landscaping.

The applicant is presenting this as a bifurcated application and is seeking approval of the use variance only at this time.

VanCleefEngineering.com

Please Reply To:

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B. Variances

The following variance has been requested for the proposed use:

1. §230-16B(1) – A-1 Permitted Uses. The applicant is seeking use variance relief to construct the in-door tennis training center which is not listed as a permitted use in the A-1 zone district.

I defer to the Board Planner on the requested variance and determination as to whether or not additional variances are required.

C. Variance Checklist

The applicant has submitted a waiver request for the following checklist items:

1. Item 8 – Limitations of foundations.
2. Item 9 – Limitations of septic systems.
3. Item 16 – Any required landscaping.
 - **The applicant must clarify this waiver request as reference note 4 on site plan sheet C-1 indicates a conceptual landscape plan has been provided.**
4. Item 21 – Proposed utility layouts.
5. Item 28 – Areas to be paved or graveled, and type of surface.
 - **The applicant must clarify this waiver request as the site plan indicates a paved driveway is proposed and 21 parking spaces are to be constructed on asphalt and 24 parking spaces constructed on a porous pavement system.**

If other areas are proposed to be paved or graveled, the plans must be revised accordingly.

All other checklist items not listed above are either complete or considered not applicable.

The application may be deemed complete provided the applicant clarifies the waiver requests for items C3 & C5 above and the Board grants the requested waivers for completeness purposes only.

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The Board must also determine if the requested use variance can be fully evaluated under a bifurcated application process.

If you have any questions or require additional information, please contact me directly.

Very Truly Yours,

A handwritten signature in blue ink that reads 'Robert S. O'Brien'.

Robert S. O'Brien, PE, CME
Board of Adjustment Engineer
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cc: Jim Kyle, PP/AICP (via e-mail)
Erica Edwards, Esq. (via e-mail)
Brant Switzler (via e-mail)
Frey Engineering, LLC (via e-mail)