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Apgar Associates
P.O. Box 310
Far Hills, NJ 07931

March 4, 2024

Re: Application BOA-01-24
Block 18, Lot 5, 15 Village Road
15 Village Road, LLC
Township of Harding

Dear Paul,

In response to your review letter dated 2/9/24, and subsequent phone conversation, please find enclosed two sets of our revised site plans for your review. Please note one set of plans has been highlighted with where changes have been made to address your comments and the comments from our phone conversation. We also offer the following comments to supplement the plans:

1. The Application for SESC Certification has been previously submitted under separate cover.
2. We added the New Vernon Historic District map from the Master Plan to Sheet 1.
3. General note 26 regarding the Historic District designation of the subject property was added to Sheet 4.
4. Sheet 2 was expanded to show utilities and drainage within 200' of the subject property along both Village and Millbrook Roads.
5. The Landscape Plan was added to the plan set as Sheet 9. The proposed trees were removed from Sheet 2.
6. The locations of the soil logs and test pits were added to Sheets 2 and 4.
7. The pavement cross-section and driveway profile are located on Sheet 5.
8. Additional lighting for the proposed residential buildings will be provided on the architectural plans under separate cover.

9. The existing sign location was added to Sheets 2, 3 and 4. A detail of the existing sign was added to Sheet 6.
10. Per our phone conversation, the cesspool on adjacent lot 4 was added to Sheet 4.
11. Per our phone conversation, the septic reserve area will be addressed as part of the Board of Health approval, which will be a condition of the Board of Adjustment approval.

Separately copies of our updated plans are being sent to the Land Use Board through the applicant's attorney. Feel free to call if you have any questions or wish to discuss the enclosed plan prior to the board meeting.

Regards,

A handwritten signature in black ink, appearing to read 'R. Smith', with a stylized, flowing script.

Ryan L. Smith, NJPE&LS, CME

Cc: Lori Tagliarino (email pdf)
Nicole Magdziak, Esq. (email pdf)
Mark Calabro c/o West Main 21 LLC (email pdf)
James Weichert, Jr.
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