

# STONEFIELD

July 17, 2020

Debra Coonce  
Planning & Zoning Board Coordinator  
Township of Long Hill  
915 Valley Road  
Gillette, NJ 07933

**RE: Application 19-13P  
Prism Millington, LLC.  
Block 12301, Lot 1 & Block 10100, Lot 7.01  
50 Division Avenue  
Township of Long Hill, Morris County, NJ**

Ms. Coonce:

Based on the discussions and feedback obtained from the Board members and public at the July 14, 2020 Planning Board Meeting the Applicant has prepared the following documents for review and consideration by the Board and its professionals:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Parking Exhibit (Sheet I of I)	07-17-2020	5	Stonefield Engineering & Design
Landscaping Plan (Sheets C-11 and C-12)	07-17-2020	5	Stonefield Engineering & Design

## PARKING EXHIBIT (SHEET I OF I)

1. This exhibit reflects the addition of more parking stalls along the eastern circulation aisle between Buildings 10 / 12 and Division Avenue creating a net increase in parking of 7 stalls (314 total proposed versus 307 total in the prior layout). This additional parking will serve to address the comments regarding the distribution of guest parking spaces for the southeast corner of the site.
2. The ADA parking spaces have been more evenly distributed throughout the site as a whole to better serve the residential buildings located further away from the clubhouse as requested by the Board Engineer.
3. The exhibit also depicts a “banked” parking or alternate scenario in between Buildings 2 - 4 and 11 - 14 on the western side of the development. The banked area would allow the necessary space to convert the currently proposed 10 parallel parking spaces into 26 perpendicular parking spaces should the Board deem additional parking necessary or if in a future condition the Applicant wishes to add more parking for the benefit of residents and guests. This scenario would create a net increase of 16 parking spaces (330 total proposed).
4. Both the standard parking layout and “banked” parking layout do not exceed the allowable impervious coverage permitted in the MU-O Zoning District (40.0% maximum where 39.5% is proposed in the standard layout and 39.9% is proposed in the “banked” layout).

## Summary Table of Parking Exhibit

Parameter	Previous April 3 <sup>rd</sup> Layout	Proposed Standard Layout	Proposed “Banked” Layout
On-Site Parking Quantity	307 Spaces	314 Spaces	330 Spaces
Impervious Coverage	39.4% (202,301 SF)	39.5% (203,068 SF)	39.9% (204,886 SF)

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## LANDSCAPING PLAN (SHEETS C-11 & C-12)

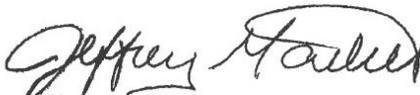
1. The Landscaping Plan sheets contained within the previously submitted Preliminary & Final Major Site Plan set have been updated to address comments from the Township Shade Tree Commission contained within their e-mail memorandum dated July 6 ,2020.
2. Most notably, additional buffer tree plantings (mix of deciduous and evergreen) have been added along all three street frontages (Commerce, Division and Stone House).
3. The ornamental tree plantings within the internal parking lot islands have been swapped out with narrow shade trees.
4. The perennial planting bed designs have been simplified with emphasis placed on more spacing and open areas.

### Summary Table of Landscaping Revisions

Parameter	Previous April 3 <sup>rd</sup> Layout	Proposed Layout
Total Number of Deciduous Trees	96 Trees	110 Trees
Total Number of Evergreen Trees	35 Trees	71 Trees

Should you have any questions or comments regarding the enclosed documents, please do not hesitate to contact our office.

Best regards,



Jeffrey Martell, PE, PP, CME, LEED AP  
**Stonefield Engineering and Design, LLC**



Jonathan R. Istranyi, PE, PP, CME, CFM  
**Stonefield Engineering and Design, LLC**

Via courier delivery

CC: Applicant                      Robert Fournadis                      via e-mail  
Applicant's Attorney          Francis X. Regan, ESQ                      via e-mail  
Board's Engineer                Richard Keller, PE, PP, CME              via e-mail  
Board's Planner                 Elizabeth Leheny, AICP, PP                via e-mail