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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.

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VanCleeEngineering.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,



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)