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MEMO TO: Borough of Dunellen
Planning Board

FROM: Louis Ploskonka, PE
Borough Engineer's Office

DATE: June 17, 2008

SUBJECT: **Second Completeness Review**
Grayrock Partners, LLC
Subdivision
Lot 27.01; Block 57.02
Our File No.: PDNP0057.01

In accordance with our authorization, we have reviewed the subdivision plans for the above referenced application, prepared by Titus Surveying & Engineering, P.C., dated February 29, 2008 revised through April 29, 2008, consisting of six (6) sheets and we are reporting herein.

The applicant is proposing to subdivide existing Lot 27.01 in Block 57.02, located on Center Street near the intersection with High Street. Currently, Lot 27.01 contains an existing 1-family dwelling with accessory structures. The applicant has revised the plans and is now proposing to subdivide the lot into two separate lots. Proposed Lot 27.01 would have a lot frontage of 65 feet along Center Street, and the applicant is proposing to construct a 2-family home on the lot. Proposed Lot 27.03 has no frontage on an improved street and the applicant also proposes the construction of a 2-family dwelling on this proposed lot as well. It is our understanding that the Borough Zoning Officer has deemed the site to be situated in the RB (Residential) Zone, where 2-family residences are a permitted use. The plan indicates that the new dwelling will be served by public water and public sanitary sewer service.

We have previously questioned the classification of this application as a minor subdivision considering the potential need for extension of offsite improvements and the applicant, through his attorney, has requested that this matter be heard by the Board.

Based upon the foregoing and discussions at the recent Planning Board meeting, the application is hereby deemed complete and should be scheduled to be heard by the Board.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

cc: Board Members
John Lore, Esq.
Scott Luthman
Applicant
Applicant's Engineer
Applicant's Attorney

