

January 13, 2021

Union Township Land Use Board
140 Perryville Rd,
Hampton, New Jersey 08827

Re: 61 Race Street – Variance Plan
Block 25 Lot 2
Township of Union
Hunterdon County, NJ

Dear Board Members:

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL

This Letter serves to provide written requests for waivers of the above referenced “C” Variance Checklist. Point by point waiver requests and reasoning for the requests are provided below.

Development Review Checklist Item	Description	Reason for Waiver
43	Location, results, and dates of all percolation tests and soils logs for each lot.	A waiver is requested for this item, existing septic system to remain serving the residence.
54	Landscaping Plan including the types, quantity, size and location of all proposed plantings.	A waiver is requested for this item, existing landscaping appears to be adequate on site for the minor building addition and driveway expansion.
61	Aquifer Test and Analysis	A waiver is requested for this item, the existing on site well will continue to serve the residence.
62	Carbonate Area District	A waiver is requested for this item, the legally existing single family on site is proposed to have an addition. Due to the relatively minor scope of the project and the applicant being a single family homeowner this CAD investigation appear unnecessary.

Point by point not applicable items are provided below.

Site Plan Checklist Item	Description	Reason for N/A
17	Number of Lots resulting from subdivision.	No subdivision is proposed.
44	Plans and profiles of proposed streets.	No streets are proposed as a part of this project.

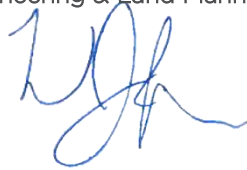


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Site Plan Checklist Item	Description	Reason for N/A
45	Plans and profiles of proposed utility layouts.	No new utilities are proposed as a part of this project.
48	Required road dedication.	No road dedications are required for this project.
49	Sketch of prospective future street system of the entire tract where a preliminary plat covered only a portion thereof.	No streets are proposed as a part of this project and the existing street system will not be affected as a result of site improvements.
55	Impact Statement in accordance with chapter 30-7.9.	The proposed project is not a residential development consisting of 10 dwelling units or 50 acres or greater that requires an impact statement by chapter 30-7.9

Sincerely,
Engineering & Land Planning Associates, Inc.



Wayne J. Ingram, P.E., P.L.S., P.P., C.M.E.
Vice President