

September 9, 2021

Ms. Geraldine Entrup
Administrative Officer, Planning Board
Township of Mahwah
475 Corporate Drive
Mahwah, NJ 07430

Re: Review Letter #4

Fyke Brook Estates, LLC
1 Fyke Road
Preliminary and Final Site Plan and Soil Movement Application
Block 21, Lots 21, 22, and 23
Docket No. 621
Project No. MWP-088

Dear Ms. Entrup,

We are in receipt of the above-referenced Application. According to the Addendum to the Application, the Applicant seeks Preliminary and Final Site Plan and Soil Movement approval to develop a 39-unit residential development consisting of eight buildings. The Application does not require any variances or waivers.

We have reviewed the following documents submitted by the Applicant in support of this Application:

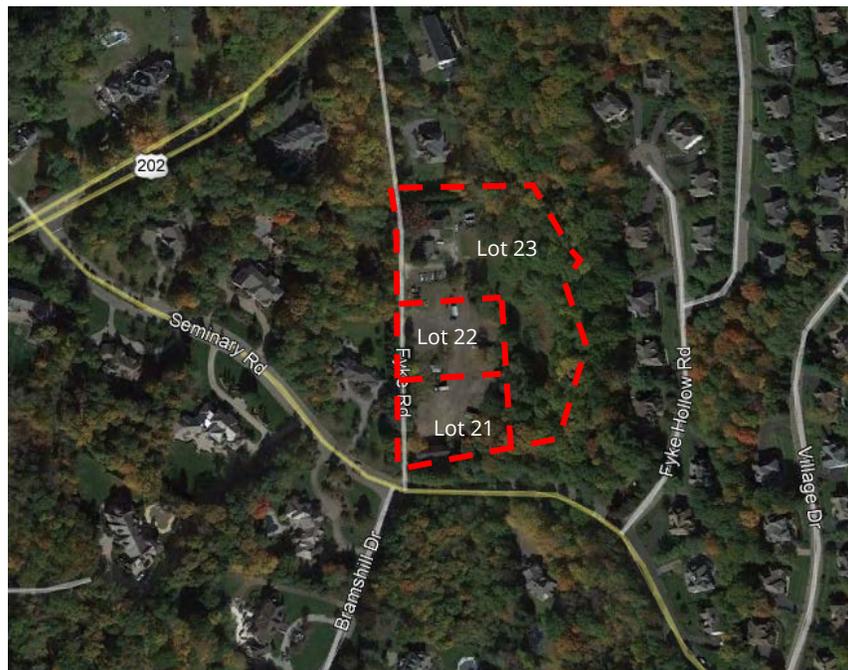
1. Plans entitled "Preliminary and Final Major Site Plan Fyke Brook Estates", prepared by Joseph F. Vince, PE, PLS, PP of Schwanewede / Hals Engineering, dated July 31, 2020, revised through August 20, 2021, consisting of 18 sheets.
2. Plans entitled "Proposed New Multifamily Development for Fyke Brook Estates", prepared by Matthew G. Evans, RA, PP of Evans Architects AIA, dated September 9, 2020, revised through May 11, 2021, consisting of 14 sheets. Note that Sheet A-8 has been revised through August 18, 2021.
3. Plans entitled "Existing Drainage Area Map" and "Proposed Drainage Area Map", prepared by David A. Hals, PE, PLS, PP and Joseph F. Vince, PE, PLS, PP of Schwanewede / Hals Engineering, dated July 31, 2020, revised through February 9, 2021, consisting of 2 sheets.
4. Colored Plan entitled "Landscaping Plan Block 21, Lots 21, 22, 23", prepared by David A. Hals, PE, PLS, PP, and Joseph F. Vince, PE, PLS, PP of Schwanewede / Hals Engineering, dated July 31, 2020, consisting of 1 sheet.
5. Colored Survey entitled "Survey Block 21, Lots 21, 22, 23", prepared by David A. Hals, PE, PLS, PP, and Joseph F. Vince, PE, PLS, PP of Schwanewede / Hals Engineering, dated July 31, 2020, consisting of 1 sheet.

6. Plan entitled "Final Plat Major Subdivision", prepared by Tibor Latincdics, PE and Robert Wirths, PLS of Conklin Associates, dated August 6, 2007, revised through October 25, 2007, consisting of 1 sheet.
7. Plan entitled "Minor Subdivision, Lot 1, Block 21.03", prepared by Herbert Schlesinger, PE, PLS of Conklin Associates, dated October 25, 1994, revised through September 28, 1996, consisting of 1 sheet.
8. Plan entitled "Phase 3B Final Subdivision Plat Rio Vista", prepared by Herbert Schlesinger, PE, PLS of Conklin Associates, dated January 29, 1992, revised through December 18, 1992, consisting of 1 sheet.
9. Survey entitled "Survey for Vera K. Alker & Rita K. White", prepared by Rudolph Schweizer, dated May 29, 1942, consisting of 1 sheet.
10. 1956 Tax Map, Sheet 73.
11. Development Application, dated February 12, 2021.
12. Document entitled "Schedule to Application", unknown author, no date, consisting of 1 page.
13. Document entitled "Addendum to Application", unknown author, no date, consisting of 2 pages.
14. Soil Movement Permit Application, dated February 19, 2021.
15. Tree Preservation Application, no date.
16. Historic Preservation Commission Application, dated February 17, 2021.
17. Highlands Exemption Determination Application, dated February 12, 2021.
18. Planning Board Application Submission Checklist, dated February 19, 2021.
19. Planning Board Determination of Completeness Checklist Site Plan, no date.
20. Zoning Officer Application Review Report, dated March 19, 2021.
21. Fire Prevention Application Review Report, dated April 9, 2021.
22. Chief of Police Application Review Report, dated March 22, 2021.
23. Board of Health Application Review Report, dated March 22, 2021.
24. Department of Public Works Application Review Report, dated April 7, 2021.
25. Construction Official Application Review Report, dated April 8, 2021.
26. Environmental Commission Application Review Report, dated April 14, 2021.

27. Historic Preservation Application Review Report, dated April 6, 2021.
28. Stormwater Operations and Maintenance Manual, prepared by David A. Hals, PE, PLS, PP of Schwanewede / Hals Engineering, dated July 22, 2020.
29. Drainage Calculations, prepared by Joseph F. Vince, PE, PLS, PP, CME of Schwanewede / Hals Engineering, dated July 22, 2020, revised through October 13, 2020.
30. On-Site Soil Testing Report, prepared by David A. Hals, PE, PLS, PP of Schwanewede / Hals Engineering, dated October 19, 2020, revised through February 9, 2021.
31. Letter entitled "N.J.D.E.P. Application", prepared by David A. Hals, PE, PLS, PP of Schwanewede / Hals Engineering, dated February 16, 2021, consisting of 3 pages.
32. Letter entitled "Proposed Site Development Fyke Brook Estates, LLC", prepared by Michael Varner, Principal Planner of the County of Bergen Department of Planning and Engineering, dated March 26, 2021, consisting of 1 page.
33. Memorandum entitled "Fyke Brook Estates", prepared by Marisa Tiberi, PE, dated April 27, 2021, consisting of 2 pages.
34. Letter entitled "Fyke Brook Estates, LLC", prepared by David A. Hals, PE, PLS, PP, CME of Schwanewede / Hals Engineering, dated May 12, 2021, consisting of 2 pages.
35. Letter entitled "RSIS Compliance Statement", prepared by David A. Hals, PE, PLS, PP, CME of Schwanewede / Hals Engineering, dated May 12, 2021, consisting of 3 pages.
36. Letter entitled "Fyke Brook Estates, LLC", prepared by Ronald F. Dooney, Jr., LSRP of Terms Environmental Services, Inc., dated May 13, 2021, consisting of 1 page.
37. Letter entitled "Estate of John Merrill", prepared by Jeffrey L. Clutterbuck, dated May 19, 2021, consisting of 1 page.
38. Letter entitled "Fyke Brook Estates, LLC", prepared by David A. Hals, PE, PLS, PP, CME of Schwanewede / Hals Engineering, dated August 20, 2021, consisting of 2 pages.
39. Copy of Title Report, prepared by Dawn Conkling of Centurion Title Services, LLC, dated April 14, 2019.
40. Indenture, dated July 13, 1948, between Gilbert C. Maison and Bernice Maison and Roman Catholic Diocese of Newark.
41. Ordinance 273, adopted September 12, 1963.
42. Copy of NJDEP FHA Individual Permit and FWW GPD Maintenance/Repair of Existing Features Permit, approved on May 17, 2021.

A. Site Description

The subject site is a 5.294-acre property located between Fyke Road and Seminary Drive and designated as Block 21, Lots 21, 22, and 23 on the Mahwah Tax Map. The site is in the MF-1 (Multi-family-1) Zone and is currently developed with a single-family dwelling and barn/storage building. The site is surrounded by single-family dwellings. See the image below for the general location of the site.¹



The Board should note that the subject property was included in the Township's 2018 affordable housing settlement agreements with Fair Share Housing Center ("FSHC") and John Merrill, the property owner, as a mechanism to address Unmet Need. A total of seven affordable units were anticipated to be generated by the site. As a result of the settlement agreement, Mahwah adopted the Multi-family-1 (MF-1) Zone on August 8, 2019 via Ordinance No. 1880.

B. Prior Approvals

The Applicant has not provided any Resolutions demonstrating previous site plan and/or subdivision approvals.

C. Proposed Project

The Applicant proposes to construct a 39-unit residential development comprised of eight buildings, including eight affordable units. All 31 market-rate units will be three-bedroom units. There will be one one-bedroom affordable unit, five two-bedroom affordable units, and two three-bedroom affordable units. The affordable units will be located in Buildings 2, 4, and 5. Other site

improvements include internal roads, driveways, walkways, surface parking, decks and/or patios, walls, lighting, landscaping, stormwater management facilities, grading, and trash facilities.

D. Variances & Waivers

The Application does not require any variances or waivers.

E. Comments

Based on our review of the above-referenced materials, we offer the following comments. Note that the current status of prior comments and new comments are provided in italics. Additionally, previously addressed comments have been removed.

General

1. The Applicant has not requested any variances in the Application or on the Site Plans. In fact, page 2 of the Addendum to Application document states "The application does not require any variances and is in compliance with Ordinance 1880". However, our review of the Application found at least six variances are required. The Application may also require additional variances and/or waivers depending on additional information submitted. The Applicant shall submit a revised Site Plan identifying all variances detailed in Section D of this letter.

May 21, 2021 Response: The Applicant has revised the Site Plans to eliminate some of the required variances. However, the two variances have not been identified on the Site Plans. The Applicant shall revise the Site Plans to include a list of required variances.

The Site Plans have been revised to eliminate the variances and one required waiver. This comment has been addressed.

2. *Since this office's June 28, 2021 Review Letter, the Applicant has made several changes to the proposed development. The major changes to the plans are summarized below:*
 - *One three-bedroom townhouse unit from Building 5 has been removed, which has reduced the total number of units to 39.*
 - *The egress driveway to Seminary Drive has been eliminated.*
 - *Five surface parking spaces have been added to the Site Plans, which are located to the east of Building 5.*
 - *The structures along the western property line have been relocated outside of the ten-foot buffer, which has eliminated a variance.*
 - *The Lighting Plan was revised to limit lighting levels along the northern and southern property lines, which eliminated a waiver.*
 - *Additional foundation plantings have been provided.*

Use

3. Sheet A-3.1 illustrates a management office on the second floor of the affordable unit in Building 2. The MF-1 Zone permits as an accessory use “community rooms and amenity spaces for the use of building owners and/or tenants.” The Ordinance does not define “community rooms” or “amenity spaces”. The Board needs to determine if the management office fits into one of these categories. If it does not, a use variance will be required.
4. Sheet A-3.1 illustrates a storage and maintenance room on the first floor and a management office on the second floor. Testimony shall be provided regarding the anticipated number of management and maintenance employees during the peak shift. Additionally, testimony shall be provided to ensure adequate parking is available for employees.

Affordable Housing

5. The 2018 Merrill Settlement Agreement, dated July 13, 2018, required Mr. Merrill to submit a survey confirming the existing disturbed/impervious area of the property within 30 days of the execution of the Settlement. A copy of that survey should be provided to the Board to compare to the submitted Site Plan.
6. The Board should note that the MF-1 Zone requires a 20% affordable housing set-aside. The Applicant proposes 40 units, which requires eight affordable units. The Applicant proposes eight affordable units.

The Applicant has reduced the total number of units to 39, which still requires eight affordable units. The Applicant has not changed the number or location of the eight affordable units.

7. Section 24-4.27e.1 requires the affordable units to comply with the low- and moderate-income split required by UHAC. Additionally, 13% of units are required to be available for very-low income households. The Applicant has not provided any information regarding the income split of the proposed affordable units. This information shall be provided to ensure compliance and ultimately detailed in any potential resolution of approval.
8. It is unclear if any fees will be charged, such as a homeowner’s association fee or parking fee, to the residents of the development? Depending on the information provided, the allowable rent and/or sale price of an affordable unit may be impacted. Testimony shall be provided.
9. The Applicant shall provide testimony regarding compliance with Section 24-8.2i.2., which details the requirements for accessible units.
10. Section 24-8.2i.3(a) states “in inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.”. The Board should review the site layout and make a determination if it complies with this Ordinance requirement.
11. If the Board is inclined to approve this Application, the following should be conditions of any potential approval:

- a. The Applicant shall deed restrict the eight affordable units for at least 30 years. The deed restriction shall indicate the unit number or address, number of bedrooms, and income designation. Said deed restriction shall be submitted to the Township at least 160 days prior to the issuance of any Certificate of Occupancy for review by the Township's professionals.
- b. The affordable units shall comply with UHAC, applicable affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
- c. The site shall comply with Section 24-8.2h, which provides the construction phasing schedule.
- d. The Applicant shall be responsible for retaining a qualified Administrative Agent, which shall be approved by the Township, and paid for by the developer/HOA.
- e. All necessary steps shall be taken to make the eight affordable units creditworthy pursuant to applicable law.
- f. If the site has a Public Offering Statement or master deed(s), said documents shall be submitted to the Township at least 160 days prior to the issuance of any Certificate of Occupancy for review and approval by the Township's professionals.
- g. Affirmative marketing for the affordable units shall commence at least 120 days before any Certificate of Occupancy is issued.

Site Plan

12. A six-foot-tall PVC fence is noted along the western property line. However, since the fence is illustrated on the property line, we cannot determine where the fence starts and ends. Sheet 3 shall be revised to clearly illustrate the extent of the proposed fence so we can evaluate it against the Ordinance.

May 21, 2021 Response: The start and end points of the proposed PVC fence have been illustrated on Sheet 3. The fence is illustrated along the entire western property line, except within 25 feet of the northern and southern property lines. However, it is unclear from Sheet 3 which lot line is the front yard line as three sides of the site are illustrated with a 15-foot side yard setback. Until clarification is provided on which yard is the front yard, we cannot determine whether the fence complies with the Ordinance.

Sheet 3 of the Plans has been revised to label the front yard setback of 25 feet from the portion of the northern property line abutting Fyke Road. Therefore, the proposed fence is not located within the front yard. This comment has been addressed.

13. A concrete pad is illustrated to the south of the northernmost dumpster area on Sheet 3. However, no label identifies this improvement. This feature shall be labeled or removed from the plans.

May 21, 2021 Response: The dumpster area has been removed from this area. However, the concrete pad is still illustrated to the west of Building 6. This feature shall be labeled or removed from the plans.

This feature has been labeled as a "proposed sewer lift station and generator" on Sheet 3. Additionally, the Engineer's August 20, 2021 Response Letter confirms the concrete pad next to the lift station is for a back-up generator. However, no detail of the proposed sewer lift station or generator has been provided. This information shall be submitted.

14. Sheet 6 illustrates a black square south of the northernmost dumpster area that is labeled sanitary lift station with back-up generator. No information has been provided on this structure. It is unclear if it is housed within a building, what its setback from the property line is, etc. Testimony shall be provided, which may trigger variances and/or waivers.

As stated in Comment #14 above, the Applicant's Engineer confirmed this feature to be a sewer lift station with a back-up generator. However, no other information has been provided. The Applicant shall provide testimony regarding the sewer lift station and back-up generator including the height of these features and if they are housed within a building or fence.

15. Section 24-4.27f.2 requires all parking spaces to measure no less than nine feet wide by 18 feet long. The Applicant proposes three eight-foot-wide by 23-foot-long parallel parking spaces. The Board should note that the Ordinance did not envision parallel parking within this Zone, but the size does comply with RSIS on-street parking requirements. The Board should determine whether the Applicant needs to seek a variance for the space size.

Architectural

16. The Applicant is encouraged to bring a sample board of the proposed building materials to assist the Board in visualizing the proposed buildings.
17. *The Applicant has removed one unit from Building 5, which has reduced the total number of units from 40 to 39. Sheet A-8 has been revised to illustrate the new building elevations. However, it is unclear if any changes to the floor plan of this building have been made. Testimony shall be provided to clarify.*

Circulation and Parking

18. Section 22-6.2a. requires two parking spaces per unit. However, RSIS, technically supersedes this provision. Three-bedroom townhomes require 2.4 parking spaces. The one-bedroom affordable units requires 1.8 spaces, the two-bedroom units requires two spaces, and the three-bedroom units requires 2.1 spaces. The Applicant has calculated all the three-bedroom units at 2.4 parking spaces, to which we take no exception. A total of 95 spaces are required.

Since the Applicant removed one three-bedroom unit in Building 5, the required number of parking spaces has been reduced from 95 spaces to 93 spaces. The Applicant proposes 125 parking spaces, including 93 driveway and garage spaces and 29 surface parking spaces.

19. Sheet 3 indicates 20 visitor spaces are required and 23 visitor spaces are provided. However, the eight affordable units' only have six driveway parking spaces in front of their respective units, and they require 18.1 spaces per the Applicant's calculations. Testimony shall be provided regarding this.

May 21, 2021 Response: Sheet 3 has been revised to note 24 visitor spaces are provided, which is all of the proposed surface parking spaces. However, the eight affordable units only have six parking spaces via the driveways in front of their respective units. Therefore, 12.1 of the required 18.1 parking spaces for the affordable units will be the surface parking spaces, which leaves 12 surface parking spaces for visitors. Testimony shall be provided.

The Plans have been revised to add five surface parking spaces, which has increased the surface parking to 29 spaces. The eight affordable units require 18 parking spaces and would need to use 12 of the surface spaces since only 6 driveway spaces are provided. Therefore, 17 of the surface parking spaces would be available for visitors due to these plan revisions.

20. It appears that the Applicant is relying on the garage within each market-rate unit to meet the minimum parking requirement. If that is the case, the Board should consider requiring a deed restriction to ensure the garage spaces remain available to store a vehicle at all times. Otherwise, if the garages are converted to living space or used for general storage, the site may experience a parking shortage.

It should be noted that Sheet 3 has been revised to include Note 13 that states "garage spaces shall be used for the storage of vehicles."

21. Section 22-6.2b.2. does not permit off-street parking to be located in a required front yard, except where the required front yard exceeds 30 feet. It is unclear which lot line the Applicant is considering the front yard. Testimony shall be provided. If it is along the Fyke Road private right-of-way, a waiver may be triggered.

As stated in Comment #13, the front yard area has been illustrated 25 feet from the portion of the northern property line abutting the Fyke Road right-of-way. No off-street parking is in this front yard area. This comment has been addressed.

22. The Applicant should provide a turning template of a garbage truck and a fire truck to determine if adequate circulation is provided throughout the site. It should be noted that Section 22-6.2c.3.(b) requires reasonable access to be provided for circulation of emergency, delivery, and solid waste vehicles.

May 21, 2021 Response: The Site Plans have been revised to include a truck turning template on Sheet 13. The template is for a WB-50 truck, which is difficult to review due to the grading and cut and fill linework illustrated on the same page. We defer to the Board Engineer regarding the turning template.

Sheet 13 has been revised to separate the WB-50 truck template from the cut and fill plan. However, templates for a garbage truck and a fire truck have not been provided. WE defer to the Board Engineer regarding the turning template.

23. It is unclear if any of the parking spaces will be assigned. How will the driveway parking spaces for the affordable units be designated? Testimony shall be provided.
24. The Board may wish to hear testimony on snow storage as many operators pile snow in parking spaces, which reduces the number of available spaces.

Lighting

25. The light pole detail on Sheet 12 of the Site Plans is blurry and illegible. Therefore, we are unable to verify the proposed height of the light fixture. The detail shall be revised.

May 21, 2021 Response: The light pole detail is no longer blurry. However, the height of the pole is not drawn on the detail. A note on Sheet 12 indicates the light fixtures will be mounted at 12 feet. It is unclear if that number includes both the pole and the fixture. Testimony shall be provided.

The light pole detail has been revised to illustrate the pole height to be 12 feet. The light fixture is illustrated with a height of 43.25 inches (3.6 feet). Therefore, the overall height of the freestanding light poles is 15.6 feet. This comment has been addressed.

26. Section 22-6.4a.10 provides light intensity requirements for site plans, which includes the following:
 - a. Parking lots: an average of 1.5 footcandles throughout.
 - b. Street intersections: 3 footcandles.
 - c. Maximum of property lines: 1 footcandle.
 - d. In residential areas: 0.6 footcandles.

The Applicant only provides Isolux lines, not a footcandle grid so this office is unable to fully review the lighting plan for compliance. The Applicant shall revise the lighting plan to provide the information above and illustrate a footcandle grid. Depending on the information provided, waivers may be required.

May 21, 2021 Response: The Applicant has provided a footcandle grid and light intensity calculation for the parking areas and total area. Based on the information on Sheet 12, the proposed lighting has triggered one waiver. Additionally, the Applicant has not provided the light intensity at street intersections. This information shall be provided to determine compliance with the Ordinance.

The Lighting Plan has been revised, which has eliminated the waiver for the light intensity at the property line. The Lighting Summary table does not provide the light intensity at the street

intersection (with Fyke Road). Therefore, it remains unclear if the intersection complies with the three footcandle requirement. This information shall be provided.

27. We defer to the Board Engineer regarding the type of lighting, lumens, etc.

Landscaping

28. The Plant List indicates 43 Japanese Boxwoods are proposed, while only 40 are illustrated on the Landscape Plan. This discrepancy shall be eliminated.

May 21, 2021 Response: The Plant List has been revised to indicate 84 Japanese Boxwoods are proposed, while 104 are illustrated on the Landscape Plan. Additionally, the symbols for these shrubs are not consistent throughout the plan. For example, the shrubs are illustrated with two different sizes adjacent to Unit 40. These discrepancies shall be eliminated.

The Plant List has been revised to note 98 Japanese Boxwoods are proposed, while 99 are illustrated on the Landscape Plan. This discrepancy appears to be the result of a group of five Boxwoods being labeled as four in front of Building 5. Additionally, the symbols for the shrubs are now consistent throughout the plan. The Applicant shall eliminate the quantity discrepancy.

29. The Plant List indicates there are ten inkberry shrubs, while only eight are illustrated on the Landscape Plan. This discrepancy shall be eliminated.

The Landscape Plan has been revised to illustrate 12 Inkberry shrubs. However, the Plant List still indicates ten are proposed. This discrepancy shall be eliminated.

30. Along the western property line there appears to be several conflicts between the proposed trees and shrubs. The Applicant shall revise the Landscape Plan to eliminate any potential conflicts and provide adequate spacing for proper growth.

The landscaping along the western property line has been revised to eliminate any conflicts and provides adequate spacing. This comment has been addressed.

31. The Plant List indicates 14 Sargent Cherry trees are proposed, while only 13 trees are illustrated on the Landscape Plan. This discrepancy shall be eliminated.

32. The Plant List indicates 28 Japanese Plum Yew shrubs are proposed, while 33 shrubs are illustrated on the Landscape Plan. This discrepancy shall be eliminated.

33. The Plant List indicated there are 121 Sargent Juniper shrubs, while only 119 shrubs are illustrated on the Landscape Plan. Additionally, the symbols for these shrubs are inconsistent on the Plan. For example, there are three small symbols and one larger symbol adjacent to Unit 34. These discrepancies shall be eliminated.

34. The Plant List indicates there are eight Dragon Lady Holly shrubs, while 11 shrubs are illustrated on the Landscape Plan. This discrepancy shall be eliminated.

35. *The Plant List indicates there are 112 Skip Laurel shrubs, while 121 shrubs are illustrated on the Landscape Plan. This discrepancy shall be eliminated.*

Details

36. The Applicant has not provided details of the proposed parking lot striping or the do not enter sign at Seminary Drive. These details shall be provided.

May 21, 2021 Response: A detail of parking space striping has been provided on Sheet 17. However, a do not enter sign has yet to be provided.

The Applicant no longer proposes a driveway to Seminary Drive. Therefore, the do not enter sign detail is no longer applicable.

37. No information has been provided on signage. Does the Applicant propose any signage? Testimony shall be provided.

May 21, 2021 Response: A project identification sign is illustrated to the northwest of Building 6 on Sheet 3. We offer the following comments regarding this sign:

- A detail of the proposed sign was not provided. Therefore, the type, size, height, illumination, and materials of the proposed sign are unclear. The Applicant shall provide additional information regarding the proposed sign.
- The Landscape Plan illustrates shrubs and trees in the area of the proposed sign, which either conflict or block the sign from view. The Applicant shall relocate the proposed sign and/or landscaping to ensure there is no conflict.
- The Board should note that the location of the proposed sign complies with the table found in Section 24-4.27c.2.

A detail of the proposed sign is shown on Sheet 11. The detail illustrates a four-foot-tall by six-foot-wide sign on top of a two-foot base. The Ordinance does not include the area of "any supporting framework, bracing, or trim which is incidental to the display". Therefore, the two-foot-tall stone base is not included in the area calculation and the proposed sign is 24 square feet. The proposed sign is ten feet from the western property line and is noted to be illuminated by an up light. Based on this information, the proposed project identification sign complies with Section 24-4.27c.2. Additionally, the sign no longer conflicts with the proposed landscaping.

Should you have any questions with regard to the above comments, please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Sincerely,

Colliers Engineering & Design



Nicholas A. Dickerson, PP, AICP, CFM
Board Planner

cc: Mary Jo Wood, Recording Secretary (via email mwood@mahwahtwp.org)
Michael J. Kelly, Board Engineer (via email mkelly@boswellengineering.com)
Peter Scandariato, Board Attorney (via email pscandariato@phillipsnizer.com)
Bruce E. Whitaker, Applicant's Attorney (via email mcwhitlaw@optonline.net)
Matthew Evans, Applicant's Architect (via email matt@evansarchitects.com)

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¹ Image sourced from Google Earth, dated October 13, 2020