

Hello Ann-Marie,

It was a pleasure speaking with you on Friday morning, 10/16/2020. As discussed, I am the President of Country Club Ridge at Crystal Springs II Neighborhood Association, Inc. and am writing to express the Association's concerns regarding the pending land use application on Coventry Road in Crystal Springs, Application PB-9-20-1 by Lam Development Group LLC.

Note that I have copied a fellow Board member on this email communication.

Per your request I have attached (in PDF file format) the recorded version of the Country Club Ridge at Crystal Springs II Neighborhood Association, Inc. Architectural Design Policy Resolution. This Resolution was adopted by the Board of Trustees on 6/5/2020 and recorded at the Sussex County Clerk's office on 7/13/2020.

The Associations' concerns are:

- 1) The Eden Cay home design posted with the application and more than likely all NVR, Inc. home designs, are not in compliance with Article 2 (page 3) of the Association's Resolution. The allowed single-family home plans are clearly delineated in Resolution Article 2.01 (page 3) and include Augusta, Baltusrol, Cambridge, Canoe Brook, Glen Eagle, Glenmore, Hawks Nest and Windemere.

- 2) The planned exterior siding is vinyl (cedar shake/horizontal/vertical) which was confirmed to the Board of Trustees in the attached PowerPoint presentation which was provided during a Zoom conference that took place on 9/30/2020 with the NVR/Ryan attorney and NVR/Ryan personnel. Article 2.14 (page 5) of the Association's Resolution calls for James Hardie HardiePlank siding in the following colors: Countrylane Red, Chestnut Brown, Woodstock Brown, Evening Blue, Boothbay Blue, Heathered Moss, Sandstone Beige, Sail Cloth, Timber Bark, Monterey Taupe, Cobble Stone, Khaki Brown,

Autumn Tan, Navajo Beige, Arctic White and Mountain Sage. The Association is concerned that vinyl siding is a low-cost exterior material compared to HardiePlank. Vinyl siding would be extremely dissimilar in appearance to the HardiePlank fiber cement board siding used in the construction of existing homes, thereby affecting the aesthetic harmony in Country Club Ridge. In addition, vinyl siding is more affected by fire and extreme heat than HardiePlank. HardiePlank is composed of cement-like materials as well as a small percentage of cellulose (wood) fibers. Because of the high cement content, HardiePlank does not burn. The homes in this application will be built very close together, therefore siding combustibility is a big concern to the Association. Vinyl siding is also prone to cracking in freezing temperatures. Because our Association is responsible for exterior maintenance including siding repair and replacement, the Association is concerned that the characteristics of vinyl siding could lead to increased cost thereby directly affecting our reserves and budget.

3) The pending application requests many waivers. By our count, there are 16 waiver requests between the Preliminary Site Plan, Preliminary Major Subdivision and Final Subdivision portions of the application. Some of the waivers may in fact be justified, but the waivers that are concerning to the Association are those related to storm water management and environmental impact. We would like to know the details of the storm water management and environmental waivers and how they differ from the original site plan. If all requested waivers do not differ from previously granted waivers, then we have no objections. If they do differ, we would like to know how they differ so that we can better respond to them.

4) The Association supports removing zero lot lines in favor of single family lots for the 39 lots on Coventry Road listed on the application.

5) It is our understanding that there are no changes to the total number of lots and lot size proposed for the 39 lots on Coventry Road. The

Association requests that the Planning Board consider a condition of approval in their resolution that would prohibit any changes in lot size or the total number of dwellings to the original Cloverdale West development plans previously approved by the Planning Board.

Thank you for your time and kind assistance. I look forward to attending the hearing on Thursday evening, October 22, 2020. Please feel free to contact me with any questions.

Kind regards,

Jacquelyn Cully, President
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