



Colleen Reardon  
Land Use Board Secretary  
Borough of Rockaway  
1 East Main Street  
Rockaway, NJ 07866

**LUB #083  
60 East Main Street  
Block 17, Lot 23  
Borough of Rockaway, Morris County  
Applicant: Mill Lane Realty**

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May 11, 2022

Dear Ms. Reardon:

On behalf of the Borough of Rockaway Land Use Board, Mott MacDonald has reviewed the following documents received in connection with the above referenced application:

- Completed Borough of Rockaway Application for the Land Use Board filed February 22, 2022, signed by Sal Chiaravalloti, Member, Mill Lane Realty, LLC
- Site Inspection Authorization Form, signed and dated October 20, 2021
- Affidavit of Ownership, signed and dated October 20, 2021
- Corporation or Partnership Form
- Administrative Checklist;
- Schedule "A" Checklist for "C" Variance
- Schedule "A" Checklist for Preliminary Minor/Major Subdivision;
- Engineering plan set entitled "Minor Subdivision, Block 17, Lot 23, Borough of Rockaway, Morris County, New Jersey" prepared by Frederick C. Meola, PE of FC Meola LLC, dated July 12, 2021 with revisions dated April 29, 2022 consisting two (2) sheets.
- Cover letters from Frederick C. Meola, PE of FC Meola LLC, dated April 12, 2022 and April 29, 2022.

## PROJECT DESCRIPTION

The subject property is located in the Office-Business (O-B) Zone of the Borough of Rockaway at 60 East Main Street (CR 644). The property is improved with a two-story apartment building, a two and a half story frame dwelling, a one-story apartment building, and accessory improvements including a parking lot, a playground, and various walkways. The subject property was subject to a prior Board Application, known as LUB-049 for the conversion of the existing primary building (at the time a school), into apartments, including various site improvements and enhancements.

The Applicants now proposes to subdivide existing Lot 23. The subdivision would split Lot 23 into two lots, proposed Lot 23.01 and Lot 23.02. Proposed Lot 23.01 would include the two-story apartment building, the one-story apartment building and most of the accessory improvements including the parking lot and main site ingress driveway. Proposed Lot 23.02 would include the existing two and half story frame dwelling on the northwest side of the property, as well as the main egress driveway for the site.

The Applicant is proposing to construct a new driveway for Lot 23.01 onto Mill Lane from the existing rear parking lot. Improvements on Lot 23.02 are limited to the removal of existing pavement (where the existing driveway connects to the parking lot), the restoration of that area with a grassed lawn, and some landscaping improvements.

The Applicant is seeking Minor Subdivision Approval together with Bulk Variance relief.

## COMPLETENESS REVIEW

Based on our review, and in consultation with the Borough Planner, Mott MacDonald offers the following comments related to the completeness of the application:

### A. Administrative Checklist:

- i. Checklist Item 12 for compliance with legal Notice Requirements – *This checklist item must be submitted prior to the Public Hearing and we defer completeness to the Board Secretary/Board Attorney for this item.*

### B. Schedule "A" Checklist Preliminary Minor/Major Subdivision:

- i. Checklist Item 5.g - *The plans should contain the assigned Land Use Application Number, LUB-083*
- ii. Checklist Item 10 for a list of all property owners within 200 feet as disclosed by a current (within 6 months) certified list of the most recent tax records, including addresses and block and lot designations on the plans - *The Applicant has indicated that this item has been provided, however it is not provided within the application package. We take no exception to a waiver for this item for completeness only. The Applicant will obtain the 200' list prior to the Public Hearing as required, when the application is deemed complete.*
- iii. Checklist Item 17 for 2' contours onsite and 100 feet beyond the property lines - *The applicant has requested a waiver for this item. We support this waiver request.*

- iv. Checklist Item 21 for percolation or permeability test results- *The applicant has requested a waiver for this item. We support this waiver request.*
- v. Checklist Item 22 for a current Wetlands LOI - *The applicant has requested a waiver for this item. We support this waiver request.*
- vi. Checklist Item 25 for sight triangles at corner lots - *The applicant has requested a waiver for this item. We support this waiver request.*
- vii. Checklist Item 31 for Landscaping Plan – *The applicant has requested a waiver for this item. We support this waiver request however, due to the proposed subdivision, consideration should be given to adding new buffering between proposed Lot 23.01 and proposed Lot 23.02.*
- viii. Checklist Item 33 for stormwater plans and profiles – *The applicant has requested a waiver for this item. We support this waiver request.*
- ix. Checklist Item 34 for covenants or deed restrictions– *The applicant has requested a waiver for this item. We support this waiver.*

Based on our review of the documents submitted, this office supports the waivers requested from the Applicant. The application has been deemed **complete** for public hearing.

#### **TECHNICAL REVIEW**

Based on our review, Mott MacDonald offers the following technical review comments regarding the subject application:

#### **Subdivision:**

1. Should the subdivision be approved by the Board, the approval should be conditioned upon the Applicant providing metes and bounds descriptions for all existing and proposed lots for review and approval prior to filing.
2. Should the subdivision be approved by the Board, the approval should be conditioned upon the Applicant conferring with the tax assessor's office regarding the street address for the existing/proposed lots, as well as the lot number(s).
3. Should the subdivision be approved by the Board, the approval should be conditioned upon monuments being provided at the intersection of the proposed adjusted lot line and the East Main Street right-of-way line in accordance with Map Filing Law.
4. The proposed metes and bounds labels along the western property lines (adjacent to Mill Lane) should be reviewed and updated as necessary.
5. The Mill Lane right of way must be dimensioned.
6. It should be clarified if the property lines shown for East Main Street are for a 50 foot right of way, of 66 foot right of way, as noted on the plans.
7. The "59661 sq. feet 1.3696 acres" note should be removed from the proposed conditions plan, as it reflects existing conditions.

**Site Plans/General:**

8. Existing/proposed contours (or spot elevations) should be shown in the area of the proposed driveway on proposed Lot 23.01. The slope of the proposed driveway should be noted on the plans.
9. The proposed driveway should be revised to include curb return radii in all directions. The radii dimensions should be labeled on the plans.
10. Construction details for the following should be provided:
  - a) Curbing (plans to specify concrete or block curbing)
  - b) Pavement cross-section for parking lot
  - c) Pavement cross-section for Mill Lane
11. The proposed driveway for proposed Lot 23.01 is 25-feet wide. It should be clarified if two-way traffic is proposed. We recommend this be an exit only, and the driveway width reduced.
12. The plans should clarify if the existing gate at the proposed driveway for proposed Lot 23.01 is to be removed and/or if it will remain, and if so, how the gate will be operated by tenants/guests.
13. Consideration should be given to installing landscaping/screening between the proposed driveway on proposed Lot 23.01 and the proposed Lot 23.02 property line. Landscaping should be installed such that it does not negatively affect sight distance onto Mill Lane from the driveway. Existing vegetation impairing sight distance should be removed.
14. A stop sign should be provided at the rear egress driveway and Mill Lane intersection.
15. A turning radius template should be provided that verifies that vehicles leaving proposed Lot 23.01 through the rear egress driveway can safely turn onto Mill Lane, without impacting the existing building.
16. The 'proposed curb with 2 scuppers' on proposed Lot 23.02 should be clearly shown and dimensioned on the plans.
17. The required building envelope should be accurately shown on the proposed conditions plan.
18. The existing front yard setback to Mill Lane for the existing parcel appears to be the dimension to the parking lot (at 6.1 feet), not the primary structure.
19. The front yard setback to Mill Lane for proposed Lot 23.02 should be dimensioned to the portico which appears to be closer to Mill Lane than 54.7 feet (which the zoning table incorrectly lists as 54.9').
20. The front yard setback to the structure on proposed Lot 23.02 is listed as 26.3 feet on the zoning table but dimensioned as 26.2 feet on the plans. This inconsistency should be corrected.
21. The side yard setback to the structure on proposed Lot 23.01 is listed as 30.1 feet on the zoning table but dimensioned as 30.0 feet on the plans. This inconsistency should be corrected.

22. The rear yard setback to the existing one-story building on proposed Lot 23.01 should be dimensioned on the plans.
23. The "General Notes" on plan sheet two should be revised to remove any non-applicable items (such as note number 10 & 12).
24. Existing water, sewer, and gas utilities, as well as overhead wires and utility poles servicing the property should be shown. Easements should be provided if any of these features will be located on a lot to which they do not serve under proposed conditions.

**Outside Agency Approvals:**


25. A Soil Erosion and Sediment Control (SESC) certification, or an exemption from, the Morris County Soil Conservation District should be obtained prior to any land disturbance.
26. Approval from the Morris County Planning Board shall be obtained.

Any revised plans, or other documents related to this application, should be accompanied by a cover letter responding individually to each of the comments presented in this review letter.

If you have any questions concerning this review letter, please do not hesitate to contact my office.

Very truly yours,

Mott MacDonald



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