



115 Route 46, STE D28  
Mountain Lakes, NJ 07046  
Phone (201) 602-7690

Site Plans /Subdivisions ~ Civil Engineering ~ Structural Design ~ Geotechnical Services ~ Stormwater ~ Permitting

October 26, 2023

Via Hand Delivery

Ms. Colleen Reardon  
Borough Of Rockaway, Morris County  
Land use Board Secretary  
1 E. Main St.  
Rockaway, New Jersey 07866

**Re: Site Plan Application**  
Proposed Parking Lot Reconfiguration  
Islamic Center of Morris County  
1 Mannino Drive  
Lot 76.04 - Block 40.01  
Rockaway, NJ 07866

Dear Mr. Reardon;

Pursuant to the above application please find the following documents for re-submission in response to the township professional's review letters:

- Fifteen (15) Signed and Sealed Site Plan Packages (Sheets 1 thru 2) dated 9/1/23, last revised 10/24/23, prepared by Daetel Engineering
- Fifteen (15) Signed and Sealed Architectural (Sheets 1 thru 3) dated 10/26/23, prepared by EG Architects
- Four (4) Signed and Sealed Stormwater Management Report (Summary & Calculations) 10/26/23, dated 10/24/23, prepared by Daetel Engineering

Additionally to expedite the review and testimony we offer the following itemized response to each of the professional's review comments below:

**Samantha J. Anello, PE, CME, CFM, Board Engineer Technical Review Letter dated 10/10/23**

**Site Plans/General**

- 1) Outdoor Play Limits – Testimony will be provided
  - a) Labeled on the Plan as requested.
  - b) From Dusk to Dawn
  - c) Fencing will be aluminum and elevated as deterrent
- 2) Boundary Wall/Fence - Testimony will be provided
  - a) Testimony will be provided the need to provide both security measures should be provided.
  - b) Privacy slats will be provided for security and screening both
- 3) Hatch New Pavement - Site Plan will be updated as requested
- 4) Earthwork calculations - Cut/Fill Calculations are provided on Coversheet as requested.
- 5) Pavement Markings will be provided for EV Spaces and a Compact Cars Only Sign will be added designating Compact Spaces.
- 6) Retaining Wall - Existing Topography and Drainage patterns will be maintained and only cutting existing lawn areas down to accommodate proposed improvements and pavement cross sections. Along portion of the Rear of the building where security wall is proposed, wall can be designed to retain soil up to 4' if needed although not anticipated.

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- 7) Proposed limits of disturbance - Proposed Limit of Disturbance of 10,715.23 SF is shown on the plans. As such Morris County SCD Approval is anticipated
- 8) Pre-Construction Meeting – Acknowledged and Applicant Agrees
- 9) As-built site plans – Acknowledged and Applicant Agrees

### **Parking and Circulation**

- 10) Make-Ready parking spaces ADA - As requested plan shows 4 Make- Ready EV parking spaces including 1 ADA space have been provided as requested
- 11) EV parking space shall count as at least two parking spaces - Note added to plan as requested
- 12) Make-Ready parking space to be 9'x18' - Spaces have been relocated to conform.
- 13) Total Spaces 133, 5 total ADA Spaces are required - Additional ADA Spaces have been added and EV Spaces have been relocated and reconfigured to conform.
- 14) Make-Ready ADA parking space requirements - Spaces have been relocated to conform.
- 15) EVSE Sign/ Pavement Markings - Acknowledged and signage will be provided.
- 16) Parking Circulation Signage) - Testimony will be provided based on Operations and circulation for larger Events and Services.

### **Stormwater Management:**

- 17) Stormwater Analysis
  - a) Breakdown of the Impervious Coverage
    - i) Lot coverage (pavers) - Yes pavers are included in Impervious Calculations
    - ii) Pervious pavers - Pervious Pavers have been considered however due to the dampness in the such area based on runoff down the hill from residential pervious pavers would not be recommended for the application. However applicant has reduced the portions of pavers as requested.
  - b) Reduction in impervious coverage where possible on the site
    - i) Pervious Pavers have been considered however due to the dampness in the such area based on lower. However applicant has reduced impervious to extent possible to reduce 651 SF of Impervious.
  - c) Calculations should be provided to confirm the drywell sizing and capacity is adequate- Stormwater Report/Drywells Calculations provided as requested. As of today the Roof Drains of Existing building is not stored and series of roof drains are un-detained and drain directly out. Therefore we are providing additional storage volume for the Accessory Building and Pavers in the rear which runoff is now being detained.
  - d) Provide topography and/or spot elevations showing proposed drainage patterns within the expanded parking lot area.
    - i) No negative impacts - Drainage Patterns will be maintained as existing conditions. Flow arrows have been added to show new parking lot areas and where they would flow. Additionally the Area in the rear of the building which was previously un-detained is now proposed to be detained (Accessory Building and Pavers both) to compensate for additional runoff collected.

**Accessory Structure:**

- 18) The accessory building should be provided:
  - a) What the building will be used for - Storage, Play area and use accessory to main building (No Prayer).
  - b) The building was calculated - Based on Storage Areas needed as well as space that we be deducted per the new kitchen.
  - c) This Building will not used to store vehicles and Building Elevations shown are for general look of structure. Applicant would consider more standard entry doors. They would mostly be storing Tables, Chairs and Equipment so would need oversized doors to bring in and out.
  - d) Any alternatives considered, including a smaller accessory structure - Yes alternatives were sought but spaces in needed as detailed above.
- 19) Per Borough Code, Accessory building height shall exceed 16'
  - a) Based on revised architectural plans the Building height will be higher than 16' and applicant would like to proposed an accessory building at 16' high. If Variance is required this can be reduced accordingly.

**Architectural:**

- 20) Kitchen will be used for Center's Functions as currently center must cater and would prefer to have meals prepared on premises which is customary to various other religious establishments.
- 21) Applicant would be required to meet all health department conditions and requirements for the proposed kitchen and prep area – Acknowledged and Applicant agrees
- 22) The architectural layout should specify the north, south, east and west sides for consistency with the elevation views - Plans have been revised accordingly and Floor Plans shows North Arrow
- 23) The location of the proposed 6'x6' fixed windows to the west elevation should be shown on the architectural plan - Plans have been updated accordingly as requested and shown on Floor Plans

**Lighting & Landscaping:**

- 24) No new pole mounted or building-mounted lights are proposed - Location of the Two (2) Relocated Poles have been shown and are adequate and properly shielded.
- 25) The two relocation light poles should include back-side shields to prevent light spillage onto neighboring residential properties - Location of the Two (2) Relocated Poles have been shown and are adequate and properly shielded.
- 26) Proposed landscaping outside of Sight Distance - All Proposed Trees are shown outside of Site Distance Triangles. Testimony to be provided.
- 27) Additional Lighting and Landscaping by Board Planner - Acknowledged

**Outside Agency Approvals:**

- 28) A Morris County Planning Board approval or letter of no interest, must be obtained prior to construction - Acknowledged
- 29) A Soil Erosion and Sediment Control (SESC) certification must be obtained from the Morris County Soil Conservation District - Acknowledged
- 30) Condition of approval and prior to the issuance of building permits:
  - a) Rockaway Borough Soil Disturbance - Acknowledged

b) Rockaway Borough Tree Removal Permit - Acknowledged

**Golda Speyer, AICP, P.P. – Board Planner Planning Report dated 10/19/23**

**A) Use Comments**

- 1) Conditional Use - Testimony to be provided
- 2) Kitchen Use - Testimony to be provided
  - i) Intent of Kitchen - Kitchen Use will be accessory to Principle use and to be used during operating hours which fluctuate with seasons and Holidays and no additional loading is required. Also Fire Suppression, Kitchen and Hood will be coordinated and approved by Building Department and Health Department.
  - ii) Borough's Fire and Health Departments Condition of Approval – Acknowledged
- 3) Outdoor Play Area Use:
  - i) Intent for having an outdoor activity area - Testimony will be provided. No loss of Parking.
  - ii) Limits of Outdoor Activity Space - Outdoor Plan Area is proposed within Fence areas and labeled on Revised Drawings.

**B) Site Plan Comments**

- 1) Building Gross Floor Area - Based on Revised Architectural Plans Small portion of the previously covered Patio is proposed to be enclosed. However this Area was always included in the Gross Floor Area, therefore the is no enlargement and 14,258 SF remains the Gross floor Area.
- 2) Accessory Building Configuration and Size - This Building will not be used to store vehicles and Building Elevations shown are for general look of structure. Applicant would consider more standard entry doors. They would mostly be storing Tables, Chairs and Equipment so would need oversized doors to bring in and out. Use will be Accessory to Primary use but not prayer.
- 3) Security boundary wall height - The Fence is to be 6' High and the Detail Specified is to account for any potential Change of Elevation. Intent of Security fence so that individual doesn't climb and Applicant considering an Aluminum/Metal Fence based on Security Consultants Recommendation.
- 4) Fence Material - Per Professional's advice, applicant discussing with Security Consultant and would like to reserve the right to change to another metal or Aluminum fence not to exceed 6' high.
- 5) Invert Front Yards Nichols & Mannino - Plans and Bulk table revised as requested.
- 6) Defer Engineering Comments - Acknowledged

**C) Parking + Circulation Comments**

- 1) Parking Demand - Testimony will be provided
- 2) Anticipated Vehicle Sizes - Standard Passenger Vehicles and Work Vehicles.
- 3) Parking Configuration and Overhang - A Full Overhang (20') accounted for and area to be used only when overflow is needed which this area acts a One-way. Testimony to be Provided
- 4) The Applicant should provide testimony on the circulation in the rear parking area (which requires design waiver) - Testimony will be provided
  - i) Undersized parking/Aisle – No this area will be reserved for compact spaces to mitigate the increase of impervious, however based on operations should not have negative impact as compact car will be parked first.
  - ii) Light poles / EV charging stations impact overhang - No Face of Light Poles 2.5 from

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face of curb therefore 2' overhang adequately provided.

- iii) Angled parking alternative - No considered and less efficient and effective for this area
- iv) Circulation of One Way in Rear - Testimony will be provided
- 5) Note to Restripe Pavement - Note added as requested
- 6) Front Yard Parking Setback - Note added to plan showing existing 0' Parking Front Yard Setback
- 7) Amount of ADA/Make Ready Spaces - Additional Spaces added and re-configured due to additional parking as requested.
- 8) Defer to Engineering Comments - Acknowledged

**D) Landscaping + Lighting Comments**

- 1) Concept Review Recommendations - Acknowledged
  - i) Hedgerow of 3' Evergreen Shrubs – Green Giant Evergreen Shrubs have been added as requested
  - ii) To help mitigate the impervious coverage variance, shade trees could be provided in the parking islands and around the perimeter of the parking area – Applicant willing to comply
- 2) Decrease Pavers and un-used asphalt – Portion of Proposed pavers and un-used Asphalt has been reduced as requested
- 3) Existing Trees to be Removed and Tree Protection Plans – Site Plan shows limit of Wooded Area to be removed. Additionally specific trees within Wooded Area to be removed have been identified if over 8" Diameter as per section § 170-45 (Tree replacement Plan) of Ordinance
- 4) Overview of Amended Lighting Plan – See below for Lighting Notes (added to Site Plan):
  - i) Anticipated timing of the Exterior Light Poles– Lights that are to be relocated along with others will shut off by 11pm Daily with exception of Exterior Security Lights which will remain from dusk through Dawn, which are not the relocated ones in the rear
  - ii) Height of Light Pole Fixtures – 25' (existing)
  - iii) Lighting temperatures of relocated Lights are not to exceed 3,000K;
  - iv) Rear Light Fixture will be have Rear Shields to avoid spillage to neighbors
- 5) Lighting Levels at Night – Applicant Agrees to Nightlight test

I trust that the above information and revised documents have addressed the professional's comments. Additionally applicant will provide additional testimony as required at our upcoming board meeting.

Should you have any questions or require any additional information please contact me.

Sincerely,

DAETEL Engineering,  
Adam B. Kandil, P.E