



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

**LUB #089**  
**1 Mannino Drive**  
**Block 40.01, Lot 76.04**  
**Borough of Rockaway, Morris County**  
**Applicant: Islamic Center of Morris County**

November 3, 2023

412 Mount Kemble Avenue  
Suite G22  
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United States of America

Dear Ms. Reardon:

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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 September 27, 2023, **revised October 24, 2023.**
- Statement of Application
- Site Inspection Authorization Form
- Affidavit of Ownership
- Certificate of Paid Taxes, Tax Exempt
- Cover letter from Adam B. Kandil, PE of Daetel Engineering dated September 15, 2023 for 1 Mannino Drive, Lot 76.04 – Block 40.01, Rockaway, NJ 07866.
- Certified list of property owners within 200 feet of Block 40.01, Lot 76.04 dated August 25, 2023.
- Administrative Checklist
- Deed for Block No. 40.01, Lot No. 76.04 in the Borough of Rockaway dated November 25, 2008.
- Schedule “A” Checklist for “D” Variance
- Schedule “A” Checklist for Preliminary Site Plan
- Schedule “A” Checklist for Final Subdivision/Final Site Plan
- Development Impact Statement letter from Adam B. Kandil, PE of Daetel Engineering dated September 1, 2023 for 1 Mannino Drive, Lot 76.04 – Block 40.01, Rockaway, NJ 07866.
- Waiver Request letter from Adam B. Kandil, PE of Daetel Engineering dated September 1, 2023 for 1 Mannino Drive, Lot 76.04 – Block 40.01, Rockaway, NJ 07866.
- Material cut sheet for “20’W x 80’L x 16’ H” Metal Garage/Shed, prepared by B1G Buildings Direct.
- Engineering plan set entitled “Parking Lot Reconfiguration, 1 Mannino Drive, (Tax Lot 76.04, Block 40.01) Rockaway – Morris County, New

Jersey” prepared by Adam B. Kandil, PE of Daetel Engineering dated September 1, 2023, revised October 24, 2023.

- Architectural floor plans and elevations prepared by Ahmed A. Emara, Architect of EG Architects dated October 26, 2023 and consisting of three (3) sheets.
- Stormwater Management Report prepared for Parking Lot Reconfiguration, 1 Mannino Drive, Block 40.01, Lot 76.04, Rockaway, Morris County, New Jersey prepared by Adam B. Kandil, PE of Daetel Engineering dated October 24, 2023.

### PROJECT DESCRIPTION

The subject property is a 2.3-acre parcel located at 1 Mannino Drive (Block 40.01 – Lot 76.04), which is a corner lot at the intersection of Nichols Drive and Mannino Drive. The subject property is located in the R-1 Residential Zone of the Borough of Rockaway. The subject property is developed with a one-story house of worship building which is 14,800 S.F. and has 92 existing parking spaces.

The site is bound to the northwest by residential properties; to the south by Tractor Supply Co, and to the north and east by commercial and industrial properties. The lot has ingress/egress driveways to Mannino Drive via two two-way driveways.

The Applicant proposes to reconfigure and expand the existing parking lot to create 39 additional parking spaces, for a total of 131 parking spaces. The Applicant also proposes to construct a 1,600 S.F. accessory building/shed in the rear of the property, create an outdoor play area, and add 10 windows to the rear of the building (facing west). Finally, the applicant is seeking to amend the prior resolution, which prohibited a kitchen and to remove the restrictions regarding education. If approved, the Applicant wishes to amend the internal floor plan to construct a 12' x 17'-10" kitchen space. Under the revised plans, architectural modifications are propose which include changes to the entrance door and lobby, including a newly proposed tower/steeple and increasing the number of classrooms from three to five.

The Applicant is seeking Amended Preliminary and Final Site Plan Approval, together with Bulk Variance relief for lot coverage and number of parking spaces.

### COMPLETENESS REVIEW

Application deemed complete per Mott MacDonald letter issued October 4, 2023. See letter for additional details and list of waivers requested.

## TECHNICAL REVIEW

Based on our review, Mott MacDonald offers the following technical review comments regarding the subject application. **Please note this letter is REDLINED per our prior Technical Review letter dated 10/10/23; some comments remain as testimony should be provided:**

### **Site Plans/General:**

1. The limits of the outdoor play area ~~are not shown on the plans. This~~ should be clearly ~~indicated and~~ dimensioned on the site plan.
  - a. Any accessory structures, impervious surfaces, or other elements within the play area should be clearly shown on the site plan as well.
  - b. Testimony should be provided on the days and hours of use for the play area.
  - c. Security measures, such as fencing with a gate, should be provided ~~and testimony provided.~~
2. The site plans propose both a reinforced concrete wall (security boundary wall) inside of a galvanized steel (security) chain link fence.
  - a. Testimony on the need to provide both security measures should be provided.
  - ~~b. Consideration should given to a chain link fence with privacy slats, if warranted. Privacy slats are now proposed on the chain link fence.~~
- ~~3. The plans should clearly define the limits of the parking lot expansion (perhaps with a light hatch).~~
4. ~~Earthwork calculations including the total amount of soil to be removed from the site shall be provided.~~ A soil disturbance permit must be obtained from Borough Council as per Section 169-66 ~~as the project proposes 414.65 CY of cut material to be removed from the site.~~
- ~~5. It should be clarified if the spaces labeled for compact car parking and EV charging will be physically striped with those words, or if signage will be provided only.~~
  - ~~a. See additional notes under "Parking and Circulation" below.~~
6. The need for a small retaining wall and/or grading beyond the limits of the proposed parking lot expansion should be confirmed. Topography or spot elevations should be provided to confirm.
7. ~~Proposed limits of disturbance should be added to the plans, including a note quantifying the disturbance.~~ The Proposed Limit of Disturbance is 10,715.23 SF.
  - a. ~~It appears~~ The disturbance will exceed 5,000 s.f. and as such, a Soil Erosion and Sediment Control Permit from the Morris County Soil Conservation District must be obtained prior to construction.
8. Any approval shall require a pre-construction meeting with the Borough Engineer prior to any land/site disturbance.
9. As-built site plans should be provided prior to the issuance of any Certificate of Occupancy.

## Parking and Circulation

10. ~~Per State Law C.40:55D-66, as a condition of preliminary site plan approval, the applicant must install at least four Make-Ready parking spaces, at least one of which shall be accessible for people with disabilities, if there will be 101 to 150 off-street parking spaces. Four Make-Ready EV parking spaces including 1 ADA space have been provided on the revised site plan.~~
11. ~~Per State Law C.40:55D-66, the proposed EV parking space shall count as at least two parking spaces for the purpose of complying with a minimum parking space requirement. This should be noted in the parking requirements analysis on the plan set.~~
12. ~~Per State Law C.40:55D-66, each EVSE or Make-Ready parking space that is not accessible for people with disabilities shall be not less than 9 feet wide or 18 feet in length. The EVSE or Make-Ready parking spaces have been revised to the proper dimensions.~~
13. ~~Due to the increase in parking spaces to 133, 5 total accessible spaces are required, one of which must be van accessible. As such, an additional accessible space (with an accessible isle and route) must be provided; and one EV make-ready accessible space is required, as noted above. Five ADA parking spaces have been provided, including one EV make-ready space.~~
14. ~~Each EVSE or Make-Ready parking space that is accessible for people with disabilities shall comply with the sizing of accessible parking space requirements in the Uniform Construction Code, N.J.A.C. 5:23, and other applicable accessibility standards. The EVSE or Make-Ready ADA parking spaces have been revised to the proper dimensions.~~
15. Each publicly-accessible EVSE shall be located at a parking space that is designated for electric vehicles only and identified by green painted pavement and/or curb markings, a green painted charging pictograph symbol, and appropriate signage.
16. ~~The parking lot should include one-way and do not enter signage, as appropriate (and consistent with the proposed circulation arrows). The parking lot layout has been revised. Based on the new layout, the following comments are applicable:~~
  - a. Undersized parking spaces of 8.5' by 16' have been proposed.
  - b. Undersized drive aisle widths of 15', 18' and 22' have been proposed.
  - c. Circulation in the rear of expansion of the parking area is not clear. Signage or striping should be provided.

## Stormwater Management:

17. A comprehensive stormwater analysis has ~~not~~ been provided ~~and a waiver has been requested:~~
  - a. ~~The Applicant must provide a breakdown of the existing impervious coverage/lot coverage calculations. This information is provided and documents a 10,064.08 s.f. increase in impervious coverage. Drywells have been proposed to detail a portion of the roof runoff generated from the accessory building and new papers in the rear of the building for a total of 5,603.26 s.f. of impervious area.~~
    - i. ~~It should be clarified if the proposed patio areas have been included as impervious coverage/lot coverage. The paver area is clarified to be included in the impervious coverage calculation.~~

- ii. The use of pervious pavers should be considered.
- b. The proposed increase in impervious coverage of ~~0.24~~ 0.23 acres is just below the threshold of 0.25 acres which would trigger the requirements of N.J.A.C 7:8. As such, consideration should be given to a reduction in impervious coverage where possible on the site.
  - i. The need for and use of the paver areas should be clarified, and the use of previous pavers should be considered.
- c. The plan proposes to connect the building downspouts, and the proposed accessory building downspouts to a 6" PVC collector system which directs water to three (3) proposed drywells.  
~~Calculations should be provided to confirm the drywell sizing and capacity is adequate.~~ Calculations have been provided which demonstrate that the drywells are sized to contain 3" of rain over a portion of the roof runoff generated from the accessory building and new papers in the rear of the building for a total of 5,603.26 s.f. of impervious area.
- ~~d. Due to the increase in impervious coverage, topography and/or spot elevations must be provided to confirm proposed drainage patterns within the expanded parking lot area. Additional information was provided to confirm drainage patterns.~~
  - i. There should be no negative impacts, including an increase in stormwater runoff, to neighboring properties and/or roadways.

**Accessory Structure:**

- 18. Testimony on the need for the accessory building should be provided which includes:
  - a. What the building will be used for;
  - b. How the sizing of the building was calculated;
  - c. Why six (6) overhead doors are needed (this is more customary with a garage or vehicle storage facility); **It is recommended that the Applicant present to the Board an accurate depiction of the proposed Shed, including the number, style, and location of doors.**
  - d. Any alternatives considered, including a smaller accessory structure.
- 19. Per Borough Code, no accessory building or structure shall exceed the height of the principal building or 16 feet. The proposed cut sheet indicates a 16-foot accessory building, whereas the proposed elevation view of the principal structure indicates a height of ~~15'-4'-10"~~.
  - a. ~~The accessory building height would need to be reduced to not exceed the height of the principal building (15'-4"), or an additional variance requested.~~

**Architectural:**

20. Testimony should be provided regarding the need for, and use of, the proposed kitchen and prep area.
21. Applicant would be required to meet all health department conditions and requirements for the proposed kitchen and prep area.
22. ~~The architectural layout should specify the north, south, east and west sides for consistency with the elevation views.~~ The plans have been updated to reflect this.
23. ~~The location of the proposed 6'x6' fixed windows to the west elevation should be shown on the architectural plan.~~ The plans have been updated to reflect the window locations on the floor plans.

**Lighting & Landscaping:**

24. No new pole mounted or building-mounted lights are proposed, such as security lights. Testimony should be provided to confirm, and if proposed, the location(s) must be noted on the plans.
25. ~~The two relocation light poles should include back side shields to prevent light spillage onto neighboring residential properties.~~ Back-side shields have now been proposed on the two relocated light poles.
26. The Applicant's Engineer should verify that all proposed landscaping in the parking lot is low-profile and will have no impacts on site distance.
27. We defer additional comments relative to the lighting and landscaping to the Board Planner. See Planner reports dated October 26, 2023 and November 2, 2023.

**Outside Agency Approvals:**

28. A Morris County Planning Board approval, or letter of no interest, must be obtained prior to construction.
29. A Soil Erosion and Sediment Control (SESC) certification must be obtained from the Morris County Soil Conservation District. Construction must adhere to all conditions of the SESC certification.
30. The applicant must, as a condition of approval, and prior to the issuance of building permits obtain the following Rockaway Borough permit approvals:
  - a. Rockaway Borough Soil Disturbance Permit (in accordance with Section 169-66).
  - b. Rockaway Borough Tree Removal Permit (in accordance with Section 170-30 through 170-45)



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 letter, please do not hesitate to contact my office.

Very truly yours,

Mott MacDonald

A handwritten signature in blue ink, appearing to read 'Samantha Anello'.

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