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August 25, 2020

**WITH APPLICANT RESPONSES  
AUGUST 31, 2020**

Colleen Reardon, Secretary  
Rockaway Borough Planning Board  
1 East Main Street  
Rockaway, New Jersey 07866

Re: RPM Development LLC Minor Subdivision/Preliminary & Final Major Site Plan  
Application  
Block 73 Lot 65  
West Main Street and Mount Pleasant Avenue  
Project No. 20RB203

Dear Colleen:

The above application has been submitted for minor subdivision, preliminary and final site plan approval. The subject property has frontage on West Main Street and Mount Pleasant Avenue and is located within the R-1 zone, the O-B zone, and the G-B Zone with the Affordable Housing-Senior (AHO-S) overlay. The applicant is proposing a two-lot subdivision (one new lot and one remainder lot). On the remainder lot, the applicant is proposing to construct an apartment building with 64 senior housing units, along with two entrance driveways that will have access to West Main Street, parking areas, sidewalk and associated site improvements. The new lot is located within the R-1 zone and an existing dwelling is proposed to remain that will have access to Mount Pleasant Avenue. The following items have been submitted in support of the application.

1. Land Use Board Application
2. Administrative Checklist
3. Preliminary Minor/Major Subdivision Checklist
4. Preliminary Site Plan Checklist
5. Final Subdivision/Final Site Plan Checklist
6. Certified list of Property Owners, dated June 10, 2020
7. Completeness response letter dated August 11, 2020 prepared by Alyse Landano Hubbard, Esq.
8. Subdivision/Site Plan drawings, consisting of twenty-four sheets dated July 14, 2020, prepared by Kenneth Dykstra, Dykstra Walker Design Group, Lake Hopatcong, NJ.
9. Environmental Impact Statement, dated July 15, 2020, prepared by Mark Gimigliano, PE, Dykstra Walker Design Group.
10. Stormwater Management Calculations, dated July 14, 2020, prepared by Kevin J. Robine, PE, Dykstra Walker Design Group.

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11. Architectural plans consisting of eight sheets dated July 15, 2020, revised August 6, 2020, prepared by Inglese Architecture + Engineering, Cedar Grove, NJ.
12. Traffic Impact Letter Report dated July 9, 2020 prepared by Stonefield Engineering & Design, Rutherford, NJ.
13. Preliminary Soils and Foundation Investigation dated August 6, 2020 prepared by Melick-Tully & Associates
14. Tax and water charge letter dated July 8, 2020 prepared by Donna L. Browne, Tax Collector.
15. Property deeds.
16. Gardco Site & Area EcoForm light fixture catalogue cut sheets consisting of eight sheets dated June 2020.

## **Completeness Review**

### **A. Administrative Checklist**

1. Checklist item 6 – Fees and escrow deposit – Defer completeness to the Board Secretary.
2. Checklist item 11 – Copies of outside agency approvals – This office has no objection to the requested waiver.
3. Checklist item 12 – Legal notice – Defer completeness to the Board Secretary/Board Attorney.

### **B. Schedule “A” Checklist Preliminary Minor/Major Subdivision**

1. Checklist item 21 – Percolation or permeability tests for each lot – The checklist indicates this is not applicable.
2. Checklist item 22 – Letter of interpretation – The applicant has requested a waiver based on their site inspection. While the Board may waive this item for completeness, additional information may be required based on a technical review.
3. Checklist item 30 – Utility locations within 100’ – The checklist indicates this is provided. The water lines, gas, electric and telephone lines within 100’ are not depicted. A waiver is recommended for completeness.
4. Checklist item 33 – Plans and profiles for storm, sanitary and water – The applicant has requested a waiver for completeness, with the information to be provided as a condition of approval. Based on discussions with the applicant’s engineer, additional field work is being completed for stormwater modifications. A waiver is recommended for completeness, however the public hearing process should not be completed until the final stormwater design is submitted and reviewed. **FINAL STORMWATER DESIGN WILL BE PROVIDED**
5. Checklist item 35 – Common use property – The applicant indicates this is not applicable.
6. Checklist item 36 – Comply with Chapter 15 as it relates to lands that may have agricultural/orchard use - The checklist states that this is not applicable.

### **C. Schedule “A” Checklist Preliminary Site Plan**

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1. Checklist item 15 – Sidewalks and driveways – The checklist indicates this is provided, however, complete information within 200’ has not been shown. A waiver is recommended.
2. Checklist item 17 – Stormwater, sanitary sewer, water main information within 200’ – This item may be waived for completeness, however additional data may be required based on the technical review of the application.
3. Checklist item 18 – Physical features – The checklist indicates this is provided, however, trees over 18”, complete utility information and easements to the extent they may exist, are not shown within 100’. A waiver is recommended for completeness.
4. Checklist item 21 – Location of structures with number of stories and use within 100’– The checklist indicates this is provided; however, the stories and use are not shown. A waiver is recommended for completeness.
5. Checklist item 22 – Letter of interpretation – The applicant has requested a waiver based on their site inspection. While the Board may waive this item for completeness, additional information may be required based on a technical review.
6. Checklist item 28 – Utility locations within 100’– The checklist indicates this is provided. Complete information for the water lines, gas, electric and telephone lines within 100’ are not depicted. A waiver is recommended for completeness.
7. Checklist item 33 – Public improvement construction plans – The checklist indicates this is not applicable. The project includes new storm sewer within West Main Street (County Route 513). A waiver is recommended for completeness.
8. Checklist item 35 – Plans and profiles for storm, sanitary and water – The applicant has requested a waiver for completeness, with the information to be provided as a condition of approval. Based on discussions with the applicant’s engineer, additional field work is being completed for stormwater modifications. A waiver is recommended for completeness, however the public hearing process should not be completed until the final stormwater design is submitted and reviewed.
9. Checklist item 39 – Common use property – The applicant indicates this is not applicable.

D. Schedule “A” Checklist Final Subdivision/Final Site Plan

1. Checklist item 3 – Applicant Affidavit – The applicant has requested a waiver. It appears this item is not applicable since preliminary and final plans are being submitted simultaneously.
2. Checklist item 4 – Organization documents – The applicant has requested a waiver. A waiver is recommended for completeness.
3. Checklist item 5 – Maintenance agreements – The applicant has requested a waiver. A waiver is recommended for completeness.
4. Checklist item 9 – Cost estimate – The applicant indicates this is not applicable, however a cost estimate is required. A waiver is recommended for completeness.

Subject to the waivers identified above, the application may be deemed complete.

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## Technical Review:

### I. General:

- A. The applicant must submit testimony/information to demonstrate compliance with the AHO-S ordinance, including, but not limited to: **THIS IS A 100% SENIOR AFFORDABLE PROJECT**
1. A minimum of 20% of the total number of units shall be affordable low- to moderate income. Since the project includes 64 total units, this would result in a minimum of 13 affordable units being required. Testimony should be provided with respect to which units will be restricted for affordable housing. The location of the affordable units should be identified on the architectural plans.
  2. Thirty-year (30) deed restrictions are required for the affordable units. The property deeds should be approved by the Borough Attorney. This should be a condition of any favorable resolution.
  3. The dimensions of the front building façade, particularly where it is broken up, should be provided to confirm the “step forward/backward” requirement per Section 172-105.P.5. Defer to Borough Planner.
  4. The site plan should be expanded to show location of transformer and proposed screening.
- B. The applicant should confirm who will be responsible for maintaining the common areas and infrastructure, including the storm water management system. **PROJECT OWNER WILL BE RESPONSIBLE FOR ALL SITE MAINTENANCE**

### II. Subdivision/Site Plans:

#### A. Sheet 1 Title Sheet

1. Testimony in support of the design waivers need to be provided.
2. The parking calculation indicates 78 spaces are being provided in accordance with the overlay zoning requirements. It is noted that using the RSIS garden apartment standard for 1-bedroom apartments, 115 spaces (1.8 spaces per unit, for 64 units). Relief is required under the RSIS. The standards for relief for a de minimis exception under N.J.A.C. 5:21-3.1(g) state that the request for the exception may be granted upon the Board finding:
  - a. It is consistent with intent of the Site Improvement Act;
  - b. It is reasonable, limited and not unduly burdensome;
  - c. It meets the needs of public health and safety; and
  - d. It takes into account existing infrastructure and possible surrounding future development.Testimony needs to be provided for the Board to make the appropriate findings.
3. If the existing bus route is intended to be used as part of the rationale for the exception to the parking standard, then it should be anticipated that a significant number of the residents will need to cross West Main Street. See comment D.4 below regarding the improvements necessary for safe pedestrian crossing.

**THIS IS A SENIOR AFFORDABLE PROJECT AND THE OVERLAY ORDINANCE WAS WRITTEN BASED ON THE LOWER PARKING NEEDS FOR THIS PROJECT TYPE**

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B. Sheet 2 Boundary & Topographic Survey Plan

1. Note number eight (8) within the notes and references indicates there are two areas of possible deed overlap. Testimony should be provided on the title of these areas and whether or not any of the land is considered as part of the bulk standards analysis.  
**THE DEED OVERLAP AREAS WERE NOT COUNTED AS PART OF THE LOT AREA**

C. Sheet 3 Minor Subdivision Plan

1. Deed descriptions and lot closure calculations should be provided for review and approval for the proposed lots and the proposed right-of-way dedications. **WILL DO**
2. Deeds shall be submitted to the Board Attorney for review prior to submission to the County Clerk. **WILL DO**
3. Per Section 169-55.A. a fee(s) for tax map revisions must be paid to the Borough for the minor subdivision plat. The fee is \$75 per lot. **FEE WILL BE PROVIDED**
4. The right-of-way dedication along West Main Street (County Route 513) is subject to approval from the Morris County Planning Board. **THIS WAS ALREADY DISCUSSED WITH THE COUNTY**
5. The property line dimension after dedication needs to be provided along the northerly property line (abutting Lot 69). **THAT WILL BE PROVIDED WHEN PLANS ARE REVISED**
6. The property line dimension on the easterly most West Main Street dedication scales approximately 324 feet while the bearing and distance is labeled as S29°52'38"W 295.64'. **THIS WILL BE ADJUSTED UPON PLAN REVISION**

D. Sheet 4 Site Plan Layout

1. The applicant should provide testimony on whether the proposed 10'x18 dumpster enclosure is large enough for the intensity of the use proposed. The applicant should confirm whether an additional dumpster area should be provided on the site. An area needs to be provided for the collection of recyclables. As currently designed, it appears that residents within the units on the southerly side of the building would have to walk over approximately 400 feet from the southerly building entrance to the dumpster location. The means of solid waste disposal and recycling should be discussed with the Board. The architectural plans show trash rooms on the north side of each floor of the building and the interaction of the function of the trash rooms and dumpster area needs to be discussed. **THE ENCLOSURE AREA IS SUFFICIENT IN SIZE FOR THE GARBAGE AND RECLYLABLES. THERE ARE TRASH ROOMS ON EACH FLOOR. THERE WILL ALSO BE A COMPACTOR. STAFF TAKE THE TRASH AND REFUSE TO THE TRASH ENCLOSURE, THE RESIDENTS DO NOT.**
2. The applicant should address any comments from the Fire Official. The location of any "no parking/fire lane" striping/signage, fire hydrants, fire department building connections, etc. should be as required by the Fire Official. **WE HAVE NOT SEEN ANY COMMENTS BUT MET WITH THE OFFICIAL IN THE PAST AND THE PROJECT HAS BEEN DESIGN ACCORDINGLY. THE MINIMUM DRIVEWAY WIDTH IS 20 FEET**
3. N.J.A.C. 5:21-4.16(e) specifies "Where sole access to dwelling units is via a parking lot, the following features shall be provided: 1. Designated fire lanes a minimum of 18 feet in width shall be required as provided in the Uniform Fire Code." The Engineer shall confirm whether compliance will be achieved and comment should be provided from the Fire Official.
4. Fully designed accessible ramps are required on both sides of West Main Street (County Route 513). County approval of the midblock crossing is also required. Proper signage must be installed in accordance with the MUTCD including **THIS WILL BE COMPLETED AS REQUIRED AND WE WILL COORDINATE WITH THE COUNTY AND BOROUGH**

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“Crosswalk Ahead” and “Stop Here” signage. An analysis should be completed based on the standards in the MUTCD to determine if a flashing beacon system is warranted. The standards are in chapter 4F of the 2009 MUTCD.

5. Radii should be labeled for all curbs. WILL ADD WHEN PLANS ARE REVISED
6. The proposed walking path is shown going through the billboards. Will the billboards remain on the property? The Board should determine if any variances (use variance, multiple principal uses, etc.) are required for these billboards if they are to remain. If they do remain, is there adequate headroom for the pathway? Additionally, the surface detention basin grading proposed in this area will require reconstruction of the billboards if they are to remain.
7. The sidewalk width should be labeled for the portion of the sidewalk that is outside the front covered porch. The engineer shall confirm the columns that support the covered porch will not obstruct the sidewalk. The engineer shall also confirm whether the lobby entrance will need to be accessible from the front sidewalk.
8. Label the pavement width at the throat areas where the parking lots connect to the entrance/exit driveways. AT TIME OF PLAN REVISION

BILLBOARDS  
WILL BE REMOVED  
FROM PROPERTY

LABELING WILL BE  
ADDED AND THE  
FRONT SIDEWALK HAS  
BEEN DESIGNED FOR  
ACCESSIBLE ACCESS  
TO THE LOBBY  
ENTRANCE.

#### E. Sheet 5 Grading Plan A

1. Design waivers are required for exceeding the maximum grade of the proposed entrance/exit driveways for the apartment building. The design waivers noted on sheet 1 indicate that driveway grades of 5% are proposed while 2% maximum grade within 40 feet of the curb line is required (Section 171-19). It appears a portion of the northerly driveway exceeds 7% slope within 40 feet of the curb line. This slope should be flattened to be consistent with the waiver request. Testimony in support of the waivers should be provided. THE GRADING WILL BE ADJUSTED TO 5% OR LESS.
2. The accessible path from the accessible parking spaces to the accessible building entrance(s) shall be subject to review and approval by the Construction Official.
3. A design waiver is required from Section 171-19 which specifies a maximum approach grade of 4% for main approach walkways where 5% is noted. 5% MEETS ADA STANDARDS
4. Flush curbing needs to be identified with corresponding spot grades where proposed sidewalk intersects with the parking lot/driveway/street (accessible route of travel). WILL ADD INFORMATION
5. The plan depicts the existing ground surface being cut anywhere from 20 to over 50 feet deep in order to construct the improvements associated with the proposed apartment buildings, parking lot and underground drainage. The extent of this extreme excavation extends well behind the building with a cut of over 20 feet at a point 100' behind the building. The proposed slope is shown at a 2:1 grade for a horizontal distance of approximately 55' above a proposed three-tiered wall system that will have an overall wall height of approximately 33 feet. It is unreasonable to expect that a slope of this nature will be able to be stabilized by conventional turf grass groundcover. The erosion and sediment runoff from the slope will adversely impact the site and stormwater system for a considerable period of time. The future runoff from this slope during heavy rainfall events will be a consistent problem at the rear of the property. The engineer should provide testimony on the feasibility of

THE 2:1 SLOPE CAN  
BE STABILIZED  
USING PROPER  
MEASURES AND THE  
PLANS INCLUDE A SWALE  
AND DRAINAGE SYSTEM  
ABOVE THE WALL SYSTEM  
WHICH WILL BE DETAILED  
WITH THE STRUCTURAL  
WALL DESIGN. BASED ON  
THE HISTORIC 30 FOOT+  
EXISTING EXCAVATION AT  
THE CENTER OF THE SITE  
AND FURTHER SOIL  
TESTING UP TO 22 FEET  
BELOW THAT BOTTOM,  
WE DO NOT EXPECT TO  
ENCOUNTER BED ROCK  
DURING CONSTRUCTION.  
THE SOIL CONDITIONS  
WERE FOUND TO BE  
QUITE FAVORABLE FOR  
DEVELOPMENT OF THIS  
SITE

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constructing the improvements as designed. Testimony should include whether there will be any bedrock removal required, and if so, how that would be accomplished.

6. The construction of the corner portion of the middle retaining wall to be constructed on the property line with lot 66 block 73 will extend into the adjoining property based on the wall detail provided. The proposed wall should be shifted off of the property line to ensure all disturbance/construction will remain onsite, or an easement will be required from the adjoining property owner.
7. Retaining wall design, plans and details must be submitted for review and approval as a condition of any favorable approval.

THE APPLICANT WILL  
SEEK AN EASEMENT  
FROM LOT 66

F. Sheet 6 Grading Plan B

1. The proposed walkway located along the proposed surface detention basin and the Morris Canal is proposed with a slope of over 15% for a distance in excess of 90 feet. The maximum slope for new construction pursuant to ADAAG is 8.33%.

THE WALKWAY WAS NOT  
INTENDED TO BE ADA COMPLIANT  
BUT THE DESIGN CAN BE ADJUSTED  
TO 8.33% IF REQUIRED

G. Sheet 7 Utility Plan A

1. Pursuant to the EIS, a Treatment Works Approval (TWA) will not be required for the proposed development since the projected sanitary sewer flow will be less than 8,000 gallons per day (64 age restricted units x 110 gallons/day = 7,040 gallons). Approval will be required from the Rockaway Valley Regional Sewerage Authority. This should be a condition of any favorable resolution.
2. Pursuant to the EIS, approval from the NJDEP, Bureau of Water System Engineering is required as the project proposes new residential water service to greater than thirty dwelling units. This should be a condition of any favorable resolution.
3. The plans depict an existing fire hydrant to be relocated. The relocation should be subject to approval from the Fire Official/Fire Chief.
4. The plans depict a single 6" domestic and fire service connection (to be designed by a qualified mechanical engineer prior to construction). The engineer shall confirm whether separate domestic and fire services are required. A meter pit with high flow and low flow meters will be required. Details showing the meters, back flow preventers, hot box, etc. need to be provided.
5. Inlet 22 should be shifted to the corner of the parking aisle verses being near the nose of the island. As designed, there is greater potential for runoff bypassing the inlet than if it was located in the corner of the parking aisle.
6. Additional comments relative to the proposed stormwater management system for the project are deferred at this time.
7. Profiles need be provided for the proposed sanitary sewer line (from where it connects to the building to connection to the main in the street).
8. The applicant should address the comments from Tom Slockbower, Superintendent of the Department of Public Works, dated August 18, 2020 to the satisfaction of Mr. Slockbower.
9. The plan should note that all new utilities shall be constructed underground.

THIS WILL BE  
ADDRESSED WHEN  
PLANS ARE REVISED

THE INLET WILL BE SHIFTED

THESE WILL BE PROVIDED WHEN PLANS ARE REVISED

WILL DO

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10. The plan depicts the utilities connecting to the front of the building. The Engineer should provide testimony confirming compliance with Section 7, paragraph Q of the overlay ordinance (Ordinance 10-20) which requires all utilities to be constructed within the interior of the principal structure if feasible. Otherwise utilities are to be located to the rear or side of the principal structure. All utilities shall be screened so as not to be seen from the public right of way. Of particular concern are gas/electric meters and transformers.

THE GAS CONNECTION CAN BE SHIFTED TO THE SIDE OF THE BUILDING OUT OF VIEW FROM THE ROAD. THE TRANSFORMER WILL BE LOCATED BEHIND THE RIGHT CORNER OF THE BUILDING AND WILL BE ON A PAD ABOUT 8 FEET BY 8 FEET IN SIZE

H. Sheet 8 Utility Plan B

1. Comments relative to the proposed stormwater management system for the project are deferred at this time.

I. Sheet 9 Lighting Plan

1. Details and manufacturer cut sheets for the proposed parking lot fixtures should be provided on the plans. THESE WILL BE PROVIDED.
2. Any proposed building mounted lighting including details and catalogue cuts should be provided on the plans along with a modeling of the light distribution from the fixtures. Details and modeling of the building mounted lights have not been provided. Manufacturer cut sheets and details should be provided on the plans. ANY BUILDING MOUNTED LIGHTS WILL BE SHOWN ON ARCHITECTURAL PLANS.
3. Any lighting for the proposed signage should be identified on the plans. The plans include a note on the plan that downward facing light fixtures are to be mounted on the sign. Manufacturer cut sheets and details should be provided on the plans. LIGHTING DETAILS FOR SIGN TO BE PROVIDED BY ARCHITECT
4. The proposed parking lot fixtures are noted with NW-G2 (neutral white 4000k). Pursuant to the Ordinance 10-20 Section V Lighting, a maximum temperature of 3500 K shall be utilized. It is noted the catalogue cuts indicate a WW-G2 (warm white 3000k) fixture is available. The Engineer should confirm whether the 3000 K fixtures will be proposed, or whether a different fixture will be utilized to confirm to the ordinance requirement. The lighting plan shall be revised accordingly. THE LOWER TEMPERATURE FIXTURE WILL BE USED
5. The Engineer shall confirm whether there will be any glare from the proposed light fixtures that would be visible to adjoining properties or roadways. Ordinance 10-20 Section V Lighting requires full cutoff fixtures. The engineer should confirm that all fixtures are full cutoff fixtures. THERE WILL BE NO GLARE THAT WOULD IMPACT ADJOINING PROPERTIES. ALL FIXTURES WILL BE CUTOFF. FIXTURES ARE IDA DARK SKY COMPLIANT
6. The proposed pole mounted lighting should be aligned with the parking lot striping. OKAY
7. The hours of the site lighting need to be resolved. The plan notes they will be turned off at a time agreed to by the Board, however lighting in senior housing residential settings is normally on from dusk until dawn since residents may come and go at any time. It is noted the Section V Lighting specifies all non-essential lights shall be turned off overnight. DUSK TO DAWN WILL BE SPECIFIED FOR THIS PROJECT
8. A comparison table should be put on the plan conforming compliance with paragraph 6 of Section V. Lighting. The Engineer shall also confirm whether the light levels depicted are based on the illumination levels as measured between 4 and 5 feet above grade in accordance with the ordinance. WILL PROVIDE ON REVISED PLANS ILLUMINATION WAS BASED ON 4-5 FEET.



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J. Sheet 10 Landscaping Plan

1. The plan depicts 10 Douglas Fir trees are to be planted while the plant schedule indicates 8 Douglas Fir trees. The plant schedule should be consistent with the plan. WILL REVISE PLANS
2. The planting schedule indicates the Douglas Fir trees will have a mature size of 20-25'. It is noted that three Douglas Fir trees will be planted between the curb and the proposed wall along the southerly parking lot. The wall is located 10' off of the curb line and there does not appear to be enough space for the trees once they reach mature size. WILL SHIFT TREES TO ALLOW FOR MORE ROOM
3. It is recommended that additional trees be planted along the top of the slope in the vicinity of lot 65.02 between the existing dwelling and the proposed senior housing building in order to have a continuous screen. THE HOUSE ON LOT 65.02 IS OWNED BY THE APPLICANT AND IS AT A HIGHER ELEVATION, SCREENING IS NOT NECESSARY
4. It is recommended additional screening be planted in front of the two spaces located adjacent to the northerly entrance only driveway. SCREENING WILL BE ADDED
5. All proposed trees shall be noted to have a 2.5-3 inch minimum diameter measured at four feet above ground level.
6. It appears the proposed trees along the walkway will block the billboard. BILLBOARDS WILL BE REMOVED
7. We defer additional comments relative to the proposed landscaping to the Board Planner.

K. Sheet 11 Soil Erosion and Sediment Control Plan

1. The plan requires certification from the Morris County Soil Conservation District.
2. The Engineer should indicate how runoff during construction will be mitigated and whether phasing of the proposed improvements will be required in order to mitigate construction runoff. The control of erosion and sedimentation during construction is critical on this site because of the extraordinary depth of excavation and steep slopes proposed for the post construction condition. It should be noted that the proposed slopes that are at 50% (2:1) is a critical slope by any definition and given the heights of the slope as identified above, they will be very susceptible to erosion and slope failure. It is recommended that the mass excavation, retaining walls and rear slope stabilization be completed before the building, parking lot or stormwater construction begins. A DETAILED CONSTRUCTION PHASING PLAN WILL BE INCLUDED TO ADDRESS THIS RECOMMENDATION
3. All measures utilized for soil erosion and sediment control, including the design and use of sediment basins, are subject to certification from the Morris County Soil Conservation District.

L. Sheet 12 Slope Map

1. The slope analysis provided has been split between the two proposed lots. The slope disturbance should also include a table for the overall project with the lot slope areas and disturbance combined be given in addition to the disturbance total for the two individual lots. THIS SHOULD NOT BE NECESSARY BECAUSE THERE IS NO SIGNIFICANT DISTURBANCE ON THE SINGLE-FAMILY LOT 65.02
2. The slope analysis indicates the maximum allowable disturbance for every slope category above the 0-14.9% slope category will be exceeded. Testimony in support

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of the proposed disturbance needs to be provided. The justification should include site specific methods to address the erosion and stability issues identified above.

3. The limit of disturbance should be staked out prior to construction. This should be noted on the plans. WILL REVISE PLANS TO NOTE THIS REQUIREMENT

M. Sheet 13 Sight Distance Plan & Profile

1. The Engineer shall confirm the most current AASHTO standard is being utilized for calculating the sight distance. The plan indicates a 4.5 foot object height has been utilized whereas it appears a 2.0 foot object should be specified. Similarly, a 3.75 foot eye height has utilized whereas it appears a 3.5 foot eye height should be utilized. THE SIGHT DISTANCES ARE SATISFACTORY FOR THIS PROJECT. THE PROFILES WILL BE REVISED

N. Sheet 14 Curb Return Profiles – No comments.

O. Sheet 15 Truck Maneuvering Plan

1. The wheel path for the 30' single unit truck crosses the double yellow line when both entering into the site, and exiting the site. The site should be designed so that trucks do not need to cross the double yellow line.
2. Testimony should be provided on whether larger sized trucks than what the turning templates depict are anticipated. This includes trash collection vehicles and moving vehicles. THE SITE HAS BEEN DESIGNED SO THAT SU VEHICLES CAN TRAVEL THROUGH THE SITE WITHOUT DIFFICULTY. TRASH COLLECTION VEHICLES ARE MORE MANEUVERABLE. THE SITE HAS NOT BEEN DESIGNED FOR LARGER VEHICLES.

P. Sheet 16 Tree Location Plan

1. The ordinance defines protected trees as any tree that has a DPM of eight inches or greater, and any ornamental tree species that has a DPM of three inches or greater. Ornamental trees are defined as “A small tree at least six feet or more at mature height, such as birch, dogwood, Japanese maple, cherry, crabapple, magnolia, Bradford pear or willow. The foregoing list is for illustrative purposes only and shall not be deemed to exclude from the definition any tree species not listed.” The location of all protected trees (including ornamental trees with a 3” or greater diameter) should be provided on the plan in accordance with the ordinance.
2. The tree replacement calculations need to include the amount of replacement trees required for the removal of specimen trees.
3. Ordinance Section 170-45E specifies “In the event that replacement of trees is required in connection with a subdivision or site plan and the tree replacement is not included in a performance bond for a subdivision or site plan, the applicant shall be required to post a cash bond or letter of credit in a form approved by the Borough Attorney and in an amount which shall be 120% of the replacement cost of the trees (including installation), as determined by the Borough Engineer. The bond shall require the tree replacement to be accomplished within a fixed period of time established by the Borough Engineer and authorize the Borough to take any of the money and make the replacement should the applicant fail to make the replacement within the time specified. The bond shall continue in effect for at least two years after

THE SITE IS MOSTLY WOODED AND WE ARE NOT AWARE OF ANY ORNAMENTAL TREES. A WAIVER IS REQUESTED FROM THIS SUGGESTION

WE REQUEST A WAIVER FROM THE REQUIREMENT TO IDENTIFY SPECIMEN TREES. ALL LARGE TREES HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.

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the replacement to assure that the replacement tree(s) shall survive the initial growing season.”

4. As noted on the plan, Ordinance Section 170-45F specifies “If, in the opinion of the Borough Engineer, sufficient space is not available on the subject property, the applicant, under the direction of the Borough Engineer, shall be required to plant replacement trees on other lands owned by the applicant within the Borough, on Borough park lands, within public street rights-of-way, or any combination thereof. If said locations cannot be identified, the applicant shall make a cash contribution to the Borough for the purpose of planting or other beautification projects on public property within the Borough at such locations as the Borough Engineer or the Mayor and Council deems appropriate. Such cash contribution shall be based upon a replacement cost (including all installation-related costs) estimate prepared by the Borough Engineer but shall in no event be less than \$200 per tree to be planted.” It should be noted that there is considerable area available on the sloping area of the lot for additional plantings.

APPLICANT TO  
DISCUSS THIS  
REQUIREMENT WITH  
THE GOVERNING  
BODY OF ROCKAWAY  
GIVEN THAT THIS IS  
A 100% AFFORDABLE  
SENIOR PROJECT.

- Q. Sheet 17 Existing Drainage Area Map – This map was not reviewed pending stormwater management revisions as discussed with the Applicant.
- R. Sheet 18 Proposed Drainage Area Map – This map was not reviewed pending stormwater management revisions as discussed with the Applicant.
- S. Sheet 19 Proposed Inlet Drainage Area Map – This map was not reviewed pending stormwater management revisions as discussed with the Applicant.
- T. Sheet 21 Construction Notes and Details
  1. This plan requires certification from the Morris County Soil Conservation District.
  2. A detailed sequence of construction needs to be provided. The sequence will ultimately need to include the timing of the construction of the storm water management basins as well as the construction of any sediment basins. Guidance on the construction of the infiltration basin, as specified within the NJDEP BMP Manual, will also need to be included within the sequence.
- U. Sheets 22 – 24 Construction Notes and Details
  - A. The concrete pad detail being utilized for the dumpster should be revised to include the front portion of the pad that extends to the curb line as depicted on the site plan.
  - B. Bollards with corresponding details should be specified within the dumpster.
  - C. The water and sewer details should be approved by the DPW Director.

### III. Architectural Plans

- A. The plans depict trash rooms on each floor. Testimony should be provided on whether it is intended that residents will deposit their trash and recyclables within the

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trash rooms, or whether residents will be required to deposit trash within the dumpster area. RESIDENTS DEPOSIT IN TRASH ROOM AND STAFF TAKE TO OUTSIDE ENCLOSURE.

- B. The location of the affordable units should be identified on the architectural plans. 100% AFFORDABLE PROJECT
- C. The overlay ordinance specifies a minimum roof pitch of 5:12 while the plans indicate portions of the roof slope at ¼":1'-0". A 5:12 pitch corresponds to a slope of 41.67% while a ¼":1'-0" corresponds to a 2.08% slope. It appears a variance is required. 8:12 ROOF PITCH FOR ALL ROOFS VISIBLE FROM THE GROUND WHICH IS THE INTENT OF THE ORDINANCE
- D. The Architect should provide testimony with respect to the proposed unit sizes and building architecture. It is noted that some of the units do not appear to have kitchens. Clarification is required. TESTIMONY WILL BE PROVIDED, ALL UNITS HAVE KITCHENS.
- E. The overlay ordinance specifies that every building façade shall have a minimum transparency of 30%. The architectural elevations indicate all of the building facades will not meet this requirement (the plans note the transparency for the facades range from 14% to 19%). THE ARCHITECT FEELS THE CURRENT AMOUNT OF WINDOWS IS APPROPRIATE FOR THIS RESIDENTIAL BUILDING AND THE DESIGN COMPLIES WITH LIGHT AND AIR REQUIREMENTS OF 2018 NJIBC
- F. The height of the roof top equipment should be provided.
- G. We defer additional comments relative to the roof top equipment and building components to the Board Planner.

#### IV. Environmental Impact Statement

- A. The EIS will need to be updated if there are any revisions that will fundamentally change the proposed stormwater management system that are referenced within the report. Review of specific components of the report that address stormwater management are deferred at this time. THE EIS WILL BE UPDATED IF REQUIRED
- B. Page 7 of the report indicates a bedrock aquifer is estimated to lie approximately fifty (50) feet below the surface. Excavations to construct some of the proposed site improvements, namely the infiltration basin, will extend to over fifty feet. The potential impact that this could have on the aquifer should be addressed in the report.
- C. Section VII Licenses, Permits, Other Approvals needs to be updated to reflect the current project.
- D. The vegetation section of the report does not include any discussion on specimen trees as defined by the Borough Ordinance. The impact on the removal of specimen trees from the site should be quantified.
- E. The potential impact of the ten to fifty-foot excavations that will be required for the construction of the improvements on the site should be addressed in the report.

#### V. Traffic Impact Letter Report

THE TRAFFIC ENGINEER WILL ADDRESS THESE COMMENTS WITH TESTIMONY. A SENIOR AFFORDABLE PROJECT HAS LOW TRAFFIC DEMANDS WHEN COMPARED TO OTHER PROJECTS

- A. The report indicates the site driveways will operate at LOS A for ingress and LOS C for egress. Is it assumed that vehicles traveling northbound on West Main Street would stack behind the vehicle making the left turn, or is it assumed vehicles would pass the turning vehicle on the right along the shoulder?
- B. Testimony should be provided on whether there will be any impact to LOS at the Mount Pleasant Avenue and West Main Street intersection to the north of the site. These intersections back up past the subject property during the morning rush hour on

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a daily basis. Any level of service analysis must necessarily include the fact that Main Street does not have free flowing traffic during the morning rush. Outbound left turns will not be controlled by the volume numbers on Main Street but by the staking from the intersection West Main Street and Church Street.

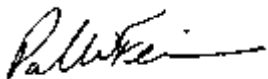
VI. Stormwater Management Report – The report was not reviewed pending stormwater management revisions as discussed with the Applicant.

VI. Additional conditions/comments

- A. Earthwork calculations including the total amount of soil to be removed from the site shall be provided. If the total amount of soil exceeds 500 cubic yards a soil disturbance permit must be obtained from Borough Council as per Sections 169-66 and 170-6-12. [WILL BE PROVIDED ONCE FINAL GRADING DESIGN APPROVAL IS COMPLETED.](#)
- B. Morris County Planning Board approval is required.
- C. Morris County Soil Conservation District Certification is required.
- D. A Borough Water Allocation Permit in accordance with Chapter 247 Article IV is required.
- E. A Borough Sanitary Sewer Connection Permit in accordance with Chapter 213 is required.
- F. Rockaway Valley Regional Sewage Authority approval is required.
- G. As-built site plans should be provided prior to issuance of any Certificate of Occupancy.
- H. A cost estimate is required to determine the cost of any bonded items as well as to establish the amount of the site inspection escrow.
- I. Any approval shall require a pre-construction meeting with the Borough Engineer prior to any land disturbance.

I trust the above comments are useful to the Board in its consideration of the application.

Very truly yours,



Paul W. Ferriero, PE, CME  
Borough Engineer

cc: Board Members  
John Mills, III, Esq.  
Golda Speyer, PP  
Alyse Landano Hubbard, Esq.