

**BOROUGH OF ROCKAWAY APPLICATION  
LAND USE BOARD**

Date Filed: \_\_\_\_\_

App. Fee \_\_\_\_\_  
Escrow Fee \_\_\_\_\_  
App. # \_\_\_\_\_

**Twenty (20) copies** of the application, checklists, maps/drawings/plans etc. must be filed with the Secretary of the Board at least *thirty days prior* to the regular meeting of the Board. Scheduling is based on the completeness of the application, and once the application is deemed to be complete a hearing date will be determined by the administrative officer. You will be advised in writing as to the date of your hearing.

**Block:** 73 **Lot:** 65 **Zone:** R1/OB/GB **Date of Purchase:** Contract Purchaser

**Street Address of Property** West Main Street and Mt Pleasant Ave, Rockaway

Does applicant/owner own or have under contractor to purchase any adjoining properties? NO  
If yes, please list properties. \_\_\_\_\_

**Applicant:** 74 West Main Street Urban Renewal Associates, L.P.

Mailing Address: 77 Park Street, Montclair, New Jersey 07042

Telephone Number: 973-744-5410

**Owner:** Trust of Anthony J. Donatoni, III and LELA, L.L.C.

Mailing Address: 50 Laurelwood Ave., Rockaway, N.J. 07866 and 63 Westchester Terrace, Annandale, NJ 08801 respectively

Telephone Number: \_\_\_\_\_ Fax No. \_\_\_\_\_ E-mail Address: \_\_\_\_\_

*(Note: Affidavit of Ownership Form must be executed and attached to this application)*

**Engineer:** Kenneth D. Dykstra, Dykstra Walker Design Group, PA

Mailing Address: 21 Bowling Green Parkway, Suite 204, Lake Hopatcong, New Jersey 07849

Telephone Number: 973-663-6540 Fax No. 973-663-0042 E-mail Address: kdykstra@dykstrawalker.com

**Attorney:** Law Office of Larry Wiener, Esq. - Alyse Landano Hubbard, Esq.

Mailing Address: 141 West Main Street, Rockaway, New Jersey 07866

Telephone Number: 973-627-8260 Fax No. 973-627-8544 E-mail Address: alandano@msn.com  
Larry0405@msn.com

**TO: LAND USE BOARD (VARIANCE APPLICATIONS)**

(Check the appropriate application)

\_\_\_\_\_ Appeal under 40:55D-70a **Present Use** ( ) Residential ( ) Non-Residential

\_\_\_\_\_ Interpretation Use permit under 40:55D-70b

\_\_\_\_\_ "C" Hardship Variance under 40:55D-70c **Proposed Use** ( ) Residential ( ) Non-Residential

\_\_\_\_\_ "D" Use Variance under 40:55D-70d

\_\_\_\_\_ Conditional Use Variance

\_\_\_\_\_ Sign – Free Standing per Ordinance

\_\_\_\_\_ Sign – Non-Conforming

Request is hereby made for permission to erect, alter, convert, use: \_\_\_\_\_

\_\_\_\_\_ contrary to the requirements of the Zoning Ordinance of the

Borough of Rockaway, as follows: \_\_\_\_\_

\_\_\_\_\_

Describe Request:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**TO: LAND USE BOARD**

**(FOR SITE PLAN APPLICATION)**

(Check the appropriate items)

- Concept Site Plan
- Major Site Plan
- Preliminary Site Plan
- Minor Site Plan
- Amended Preliminary Site Plan
- Final Site Plan
- Amended Final Site Plan
- Waiver of Site Plan
- Multi-Family Plan

**Present Use** Single family home on Mt Pleasant Ave, balance of the property is vacant land, billboard on W. Main St.

**Proposed Use** age restricted apartment building on W. Main St lot and a subdivision for the existing single family home on Mt Pleasant Ave

**Multi Family Planned Unit Development: (RESIDENTIAL)**

Total Housing Units 64      Number of Bedrooms per unit 1 bedroom  
**Type of Housing**  Fee Simple     Condo     Townhouse     Rental     Apartments  
Site Acreage: 7.805      Area Disturbed 4.4 acres      Impervious % 24.8%

FAR% 0.18      Building Lot Coverage 22,790 sf      # of Parking Spaces 78  
6.9%

**Planned Development: (NON-RESIDENTIAL)**

**Site Acreage** \_\_\_\_\_      **Area Disturbed** \_\_\_\_\_      **Building Lot Coverage** \_\_\_\_\_  
**Impervious Coverage** \_\_\_\_\_      **FAR%** \_\_\_\_\_      **# of Parking Spaces** \_\_\_\_\_  
**Proposed Sign Dimensions** \_\_\_\_\_      **Number of Signs Proposed** \_\_\_\_\_

**TO: LAND USE BOARD**

**(FOR SUBDIVISION APPLICATION)**

- Concept
- Minor Subdivision
- Major Subdivision
- Preliminary Subdivision
- Amended Preliminary Subdivision
- Final Subdivision
- Amended Final Subdivision

**Present Use** Single family home on Mt. Pleasant, balance is vacant land with billboard

**Proposed Use** 2 lot subdivision, existing single family home and age restricted apartment building with 64 units

**Development Plans:** Sell Lots Only: \_\_\_\_\_ Construct Homes for Sale \_\_\_\_\_ Other  (explain)  
rental apartments

How will water service be supplied? public

Proposed method of sewage disposal: public

Are deed restrictions contemplated?  YES     NO    (If yes, describe on separate sheet)

List proposed improvements and utilities and intention to post performance bond, certified check or to install improvement prior to approval of final plat:

IMPROVEMENT	INTENTION
_____	_____
_____	_____
_____	_____
_____	_____

Total area of existing lot(s): 339,990 sf

Total number of new lots to be created (including the remainder): 2

Average new lot size: Lot 65.01 - Senior Housing: Lot area = 306,213 SF (7.030 Acres)  
Lot 65.02 - Single Family: Lot area = 26,313 SF (0.604 Acres)

Are there municipal water and sewerage systems yes, confirmation required

Last previous occupancy single family home in Mt Pleasant, balance is vacant

Proposed structure or use existing single family home and apartment building

SIZE OF LOT 339,990 square feet.

<u>DIMENSIONS OF LOT:</u>	Lot 65.01 - Senior Housing	Lot 65.02 - Single Family
FRONT YARD _____ feet	50' required/82.9' proposed	35' required/103' proposed
DEPTH _____ feet	100' required/>100' proposed	Min Lot area w/in 150' 15,000 sf required/25,503 sf proposed
WIDTH _____ feet	300' required/>300' proposed	Width @ street 75' required/187' proposed
<u>SIZE OF BUILDING AT STREET LEVEL:</u>		Width @ setback 100' required/191' proposed
FRONT <u>266' 10.75"</u> feet		
DEPTH <u>91' 10.75"</u> feet		

PERCENTAGE OF LOT OCCUPIED BY BUILDINGS 6.9%/22,700 square feet

HEIGHT OF BUILDING 3 1/2 stories 36.98 max feet

FRONT YARD DEPTH 66.1 feet REAR YARD DEPTH 149.8 feet

SIDE YARD WIDTHS 111.8 feet and 94.1 feet

SIDE YARD WIDTH ABUTTING A SIDE STREET ON CORNER LOT N/A feet

PREVAILING FRONT YARD SETBACKS OF ADJOINING LOTS WITHIN BLOCK varies

Have there ever been any previous appeals, requests, or applications made to this or any other Board, or municipal agency involving these premises? If yes, state the nature, date and disposition of said matter.

Prior application for 4 lot subdivision and 77 unit apartment building. Dismissed without prejudice at the request of the Applicant January 28, 2019.

Explain the exceptional conditions which would create undue hardship on the applicant if required to comply with the Zoning ordinance? State the special reasons that support the granting the variance. (NOTE: The above questions MUST be answered in detail - attach statement to this application if necessary)

Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone plan and zoning ordinances. (NOTE: The above question MUST be answered - attached statement to this application if necessary)

The undersigned has submitted the attached plans, applications and other necessary supporting data, and hereby certifies that all information submitted is accurate and complete. Proof of Public Notice and Proof of Publication must be submitted to this office several days before the scheduled meeting.

74 WEST MAIN STREET ASSOCIATES, L.P.,  
By: RPM Partners XVIII, L.L.C., its General Partner Edward G. Martoglio, Managing Member of the GP  
Signature of Applicant: \_\_\_\_\_ Print Name \_\_\_\_\_

State of New Jersey, County of Essex \_\_\_\_\_

Sworn to before me, this 17th day of July Year 2020

A Notary Public of New Jersey

**JULIA A HATHAWAY-MAIORIELLO**  
**NOTARY PUBLIC - STATE OF NEW JERSEY**  
**MY COMMISSION EXPIRES SEPTEMBER 1, 2025**  
**No. 50067482**

Contact the Tax Collector. Submit Tax Certification verifying taxes are paid up-to-date with this filing. The tax collector will also provide you with a list of property owners within 200 feet. It is your responsibility to notify these property owners via return receipt registered mail after your application has been deemed complete and you have been scheduled for a hearing. Please note that if the property borders another municipality, you must obtain a list from that municipality showing the property owners within 200 feet of your property and they also must be notified.

FOR LAND USE BOARD

SITE INSPECTION AUTHORIZATION FORM

I hereby give permission for Rockaway Borough Municipal Agencies and their agents to come upon and inspect these premises with respect to this application for W. Main Street and Mt Pleasant Ave. Rockaway, NJ, Block 73 Lot 65

Applicant's Signature: \_\_\_\_\_

Date: July 7 2020

Print Applicant's Name 74 West Main Street Urban Renewal Associates, L.P., By Edward G. Martoglio, Managing Member of the General Partner

Sworn to and subscribed, before me.

This 17th day of July, 2020

A Notary Public of New Jersey

JULIA A HATHAWAY-MAIORIELLO  
NOTARY PUBLIC - STATE OF NEW JERSEY  
MY COMMISSION EXPIRES ~~SEPTEMBER 1, 2021~~  
No. 50067482

STATE OF NEW JERSEY  
COUNTY OF MORRIS

DEED OF OWNERSHIP

\_\_\_\_\_ of full age, being duly sworn according to law on oath

deposes and says, that the deponent resides at \_\_\_\_\_, in the municipality of \_\_\_\_\_ in the County of \_\_\_\_\_ and the State of \_\_\_\_\_, and that \_\_\_\_\_

is the owner in fee of all that certain lot, piece or parcel of land situated, lying, and being in the municipality aforesaid, and known and designated as Block 73, Lot 65.

Owner's Signature \_\_\_\_\_

Print Owner's Name \_\_\_\_\_

Sworn to and subscribed, before me.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_ A Notary Public of New Jersey

AUTHORIZATION

If anyone other than the above owner is making this application, the following authorization must be executed.

\_\_\_\_\_ is hereby authorized to make the within application.

Dated: \_\_\_\_\_

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Print Owner's Name)

**BOROUGH OF ROCKAWAY**

1 East Main Street

Rockaway, NJ 07866

**ADMINISTRATIVE CHECKLIST**

NAME OF APPLICANT: 74 West Main Street Urban Renewal Associates, LP

DATE SUBMITTED: \_\_\_\_\_

**Applicant Responsibility:** Check appropriate box. State reasons for any waivers requested.

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT PROVIDED	NOT APPLICABLE	WAIVER REQUESTED	REASON FOR WAIVER REQUEST
1	Completed Application Forms (20 Copies)	X				
2	For preliminary site plan or preliminary subdivision applications: a. Six (6) full sets of the plan addressing all requirements of the preliminary checklist requirements. b. 6 copies of plans showing the site layout, existing and proposed topography, landscaping, lighting, zone data box. <i>(May be a sheet or miscellaneous sheets from the full plan submission.)</i> c. 6 copies of building plans showing elevations and floor plans of any proposed building (Site plans only) d. 20 copies when deemed complete or an additional 14 copies if there are no changes to original submission.	X				
3	For all other land use applications: 20 copies of the plans and maps as required by the applicable checklist.			X		
4	A listing of all variance requests, design waiver requests, RSIS waivers and checklist waiver requests. (20 copies)	X				
5	Completed and signed Administrative Checklist and Schedule "A" Checklist applicable to the application. (20 copies)	X				
6	Fees and escrow deposits paid. Provide Fee Calculation Form with Breakdown of Fees required. (One Copy)	X				
7	Site inspection authorization form. (20 copies)	X				

**SCHEDULE "A" CHECKLIST  
BOROUGH OF ROCKAWAY, MORRIS COUNTY, N.J.**

8	Corporation or Partnership Form. (20 copies)	X				
9	Affidavit of Ownership/Authorization Form. (20 copies)	X				
10	Certification of payment of taxes, liens and assessment by the tax collector. (20 copies)	X				
11	Copies of approvals from other governmental agencies as may be required or an affidavit indicating that Application has been made to such agencies, i.e. septic permits; Morris County Planning Board, Morris County Soil Conservation District, DEP (20 copies)				X	Waiver for completeness To be provided as a condition of preliminary site plan approval.
12	Compliance with Legal notice requirements. (Must be submitted several days prior to scheduled hearing date.)		X			
13	Affidavit of Applicant	X				
14	Copy of Plot Plan, Indicating buildings, front, side and rear yard dimensions.  Plans and elevations of proposed structure or sign including dimensions (20 copies)	X				
15	Key Map showing subject property. (20 copies)	X				

**CORPORATION OR PARTNERSHIP FORM**

Applications before the Land Use Board by a Corporation or Partnership for a subdivision of six (6) or more lots, or 25 or more family units, for approval of a site plan or approval of lands for commercial purposes, shall list below the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

NAME Edward G. Martoglio - 100% ADDRESS 77 Park Street, Montclair, NJ 07042

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

**PLEASE NOTE:** "No Land Use Board or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with this Act" as per N.J.S.A. 40:55D-48.1 et seq., P.L. 1977, Chapter 335, Section 3.

FOR LAND USE BOARD

SITE INSPECTION AUTHORIZATION FORM

I hereby give permission for Rockaway Borough Municipal Agencies and their agents to come upon and inspect these premises with respect to this application for W. Main Street and Mt Pleasant Ave. Rockaway, NJ, Block 73 Lot 65.

Applicant's Signature: \_\_\_\_\_ Print Applicant's Name 74 West Main Street Urban Renewal Associates, LP  
Date: \_\_\_\_\_

Sworn to and subscribed, before me.  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
A Notary Public of New Jersey

AFFIDAVIT OF OWNERSHIP

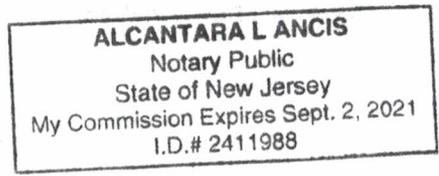
STATE OF NEW JERSEY  
COUNTY OF MORRIS

Mark Donatoni of full age, being duly sworn according to law on oath deposes and says, that the deponent resides at 50 Laurelwood Drive in the municipality of Rockaway in the County of Morris and the State of New Jersey, and that Mark Donatoni is the owner in fee of all that certain lot, piece or parcel of land situated, lying, and being in the municipality aforesaid, and known and designated as Block 73, Lot 65.

Owner's Signature Mark Donatoni  
Print Owner's Name MARK A. DONATONI

Sworn to and subscribed, before me.  
This 14th day of July, 2020.

\_\_\_\_\_  
A Notary Public of New Jersey



AUTHORIZATION

If anyone other than the above owner is making this application, the following authorization must be executed.

\_\_\_\_\_ is hereby authorized to make the within application.

Dated: \_\_\_\_\_ (Owner's Signature)

\_\_\_\_\_ (Print Owner's Name)

SITE INSPECTION AUTHORIZATION FORM

I hereby give permission for Rockaway Borough Municipal Agencies and their agents to come upon and inspect these premises with respect to this application for W. Main Street and Mt Pleasant Ave. Rockaway, NJ, Block 73 Lot 65

Applicant's Signature: \_\_\_\_\_ Print Applicant's Name 74 West Main Street Urban Renewal Associates, LP
Date: \_\_\_\_\_

Sworn to and subscribed, before me. This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

A Notary Public of New Jersey

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF MORRIS Warren

ELAINE DONATONI of full age, being duly sworn according to law on oath
deposes and says, that the deponent resides at 63 WESTCHESTER TER. in the
municipality of ANNANDALE in the County of HUNTERDON
and the State of NEW JERSEY, and that ELAINE DONATONI
is the owner in fee of all that certain lot, piece or parcel of land situated, lying, and being
in the municipality aforesaid, and known and designated as Block 73, Lot 65.

Owner's Signature Elaine Donatoni
Print Owner's Name ELAINE DONATONI

Sworn to and subscribed, before me.
This 16th day of July, 20 20.

[Signature of Daniela Elizabeth Acosta]
DANIELA ELIZABETH ACOSTA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 23, 2021

DANIELA ELIZABETH ACOSTA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 23, 2021

AUTHORIZATION

If anyone other than the above owner is making this application, the following authorization must be executed.

\_\_\_\_\_ is hereby authorized to make the within application.

Dated: \_\_\_\_\_ (Owner's Signature)

\_\_\_\_\_ (Print Owner's Name)

## West Main Residences at Rockaway Borough

West Main Street Senior Residences will provide safe, sustainably built housing for seniors in the Borough of Rockaway. The development will turn a vacant, underutilized lot into a development for age-restricted affordable housing. Residents will benefit from the close proximity of neighborhood services, restaurants, employment opportunities, and public transit.

West Main Street Senior Residences is a three-story building with sixty-four (64) residential units that will feature a traditional design concept that draws on the surrounding architectural context. The project includes a community room for resident activities and will be served by two elevators. All units in the proposed development will be one-bedroom units. Nine (9) units will be affordable to seniors earning 30% or less of the area median income (AMI), twenty-three (23) units will be affordable to seniors earning 50% or less of the AMI, and thirty-one (31) units will be affordable to seniors earning 60% or less of the AMI. The median income for a one-bedroom unit in Morris County is \$79,500. The developer will reserve five (5) of these units for the purpose of serving homeless with a preference for veterans. One of the units will be reserved for a live-in project superintendent employed by RPM Management. The superintendent will be responsible with tending to daily maintenance needs, resident concerns, and the monitoring on the on-site security system.

The building will be designed to achieve LEED certification and each unit will feature high-quality amenities, including stainless steel appliances, individual heating and cooling, and contemporary, open floor plans. High-efficiency lighting and heating and cooling systems as well as ENERGY STAR-rated appliances will allow residents to enjoy cost savings in heating, cooling, and electricity.

All residents will have access to a range of services and activities targeted to the interests and needs of the tenants. The five special needs households will have full access to an on-site Resident Services Coordinator, who will provide case management services and encourage independent living and self-sufficiency. All RPM residents would also enjoy the benefit of the project's approximately 1,600 square foot community room. The community room would provide a space where residents would have access to a wide range of on-site social services, activities and classes. These will likely include book clubs, fitness and yoga classes, financial counseling, computer training and other services that cater to the needs and interests of the residents of the development. Many of these services would be coordinated and implemented by the projects on-site social service coordinator, while more specialized services would be organized through partnerships with local service providers.