

Law Offices of Larry I. Wiener

141 West Main Street
Rockaway Borough, New Jersey 07866

Larry0405@msn.com

Phone 973-627-8260

Fax 973-627-8544

Of Counsel:

Alyse Landano Hubbard, Esq.

alandano@msn.com

July 20, 2020

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

Re: RPM Development, LLC/74 West Main Street Urban Renewal Associates LLC
Preliminary and Final Major Site Plan and Minor Subdivision
West Main Street and Mt Pleasant Ave – Block 73, Lot 65

Dear Colleen:

Enclosed herewith, please find twenty (20) copies of the application and checklists, along with 6 copies of the following:

1. Preliminary and Final Site Plan and Subdivision, prepared by Dykstra Walker Design, dated July 14, 2020
2. Stormwater Management Calculations, prepared by Dykstra Walker Design, dated July 14, 2020
3. Traffic Impact Report, prepared by Stonefield Engineering & Design, dated July 9, 2020
4. Rockaway Senior Building Architectural Plans, prepared by Inglese Architecture and Engineering, dated July 15, 2020

The calculation of fees associated with the application is attached with the fee schedule. The appropriate checks and original signatures will be submitted as soon as possible.

Please forward the application and attachments to the appropriate professional to review for completeness. Please do not hesitate to contact me if you have any questions.

Thank you for your cooperation and attention to this matter.

Very truly yours,

Alyse Landano Hubbard, Esq.

cc: RPM Development, LLC

**SCHEDULE "A" CHECKLIST
PRELIMINARY SITE PLAN AND SUBDIVISION**

Item No 9. – Variances and Waivers

Design Waivers

Section 170-5 – steep sloop disturbance

Section 171-19 – proposed driveway grades of 5% within 40 feet of curb line, where maximum grade permitted is 2%

Section 171-19 – proposed walkway of 5% for the main approach, where the maximum allowable slope is 4%