



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

**Preliminary & Final Major Site Plan with Minor Subdivision  
LUB #067A  
W. Main St & Mt. Pleasant Avenue  
Block 73, Lot 65  
Borough of Rockaway, Morris County  
Applicant: 74 West Main Street Urban Renewal Associates, LP**

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June 17, 2021

Dear Ms. Reardon:

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 Land Use Board Application, filed July 17, 2020 and refiled August 11, 2020 and amended May 4, 2021.
- Preliminary and Final Site Plan and Subdivision, consisting of twenty-three (23) sheets (including survey) prepared by Kenneth Dykstra, P.E., P.L.S of Dykstra Walker Design Group, dated July 14, 2020 and revised April 29, 2021.
- Site Survey, consisting of one (1) sheet signed and sealed by Kenneth Dykstra, P.E., P.L.S on March 30, 2018.
- Architectural Plans, consisting of eight (8) sheets prepared by Inglese Architecture and Engineering, dated April 30, 2021.
- Stormwater Management Calculations, prepared by Kevin Robine, P.E. of Dykstra Walker Design Group, dated July 14, 2020 and revised April 29, 2021.
- Traffic Impact Letter Report, consisting of 24 pages prepared by Stonefield Engineering & Design, dated July 9, 2020 and revised April 28, 2021.
- Environmental Impact Statement, prepared by EcolSciences, Inc., dated April 30, 2021
- Cover Letter, prepared by Craig M. Gianetti, Esq. of Day Pitney, LLP, dated May 4, 2021.

## PROJECT DESCRIPTION

The subject property is 7.805 acres located along West Main Street and Mount Pleasant Avenue (Block 73, Lot 65) within the Affordable Housing-Senior (AHO-S) overlay zone of the Borough of Rockaway. The subject property is currently a largely undeveloped, wooded parcel, but also contains a single-family dwelling and access driveway to Mount Pleasant Avenue. The subject property notably has a significant change in elevation from 540 feet to 650 feet.

The Applicant is proposing the following:

Minor Subdivision: The applicant is proposing to subdivide Lot 65 into two new parcels, Lot 65.02 and Lot 65.01. Proposed Lot 65.02 will contain 0.604 acres and it will contain an existing single-family dwelling and access driveway to Mount Pleasant Avenue. Proposed Lot 65.01 will contain 7.03 acres and contain a new senior apartment complex, as proposed in the preliminary and final major site plans. Access to the apartment complex is from West Main Street. Right-of-way dedications of 0.032 acres and 0.283 acres are proposed along Mount Pleasant Avenue and West Main Street, accordingly.

Preliminary & Final Major Site Plan: The applicant is proposing to construct a new three-story, 70-unit senior apartment complex on proposed Lot 65.01. The senior apartment complex includes an interior community room, fitness center, lobby/mail area and shared amenities such as trash and utility rooms, stairwells, and elevators. The plans propose a 3,280 square foot outdoor courtyard, a paved asphalt parking lot with spaces for 85 total vehicles, walking paths, landscaping and lighting, and several tiered retaining wall systems. The application does not require variances or design waivers.

## TECHNICAL REVIEW

Based on our review, Mott MacDonald offers the following technical review comments regarding the subject application:

**Note: Applicable prior comments of the Ferriero Engineering, Inc. Review letter dated August 25, 2020 must be addressed and the plans amended accordingly. Please note that many of the comments of this prior review letter have been resolved due to the new zoning of the property.**

**The following are additional comments that must be addressed based on the revised plans:**

### **Retaining Wall System:**

1. Final signed and sealed design & stability calculations must be provided for all retaining walls exceeding four (4) feet in height. The Applicant's Engineer must inspect and certify all retaining wall construction.
2. Fencing and/or other safety measures should be installed atop each retaining wall exceeding 30" in height.

**Slope Disturbance:**

3. The applicant must demonstrate compliance with the following conditions of the AHO-S Zone ordinance, as a condition of approval, and prior to the issuance of building permits:
  - a. Slope disturbance shall be reviewed by the Borough Engineer during site plan review, to determine whether there is adequate stabilization during and after the construction process.
  - b. Slope disturbance shall be in accordance with the NJ Sediment and Soil Erosion Control manual.
  - c. Proof of insurance for all blasting, drilling, excavation, and any damage for off-site properties during the construction process must be provided.
  - d. Slope disturbance is restricted to areas as approved by the Land Use Board during site plan review.
4. The proposed super silt fencing is to be installed prior to any site disturbance and must be installed around the entire approved area of disturbance to ensure that the permitted disturbance is not exceeded. This should be inspected by the Municipal Engineer prior to any further disturbance on the site.

**Environmental Impact Statement:**

5. The Environmental Impact Statement (EIS) should be updated to include a description of the required New Jersey Department of Environmental Protection (NJDEP) Division of Land Use Permitting required for the off-site stormwater discharge.

**Outside Agency Approval:**

6. The applicant must, as a condition of approval, and prior to the issuance of building permits obtain the following outside agency approval or letter of exemption:
  - a. Morris County Planning Board
  - b. Morris County Road Opening Permit
  - c. Morris County Soil Conservation District Approval
  - d. New Jersey Department of Environmental Protection (including but not limited to the Historic Preservation Office, Bureau of Water System Engineering, Division of Land Use)
  - e. Rockaway Valley Regional Sewerage Authority
  - f. Rockaway Borough Water Allocation Permit (in accordance with Chapter 247 Article IV)
  - g. Rockaway Borough Sanitary Sewer Connection Permit (in accordance with Chapter 213)
  - h. Rockaway Borough Soil Disturbance Permit (in accordance with Sections 169-66 and 170-6-12)

**Miscellaneous:**

7. The applicant must, as a condition of approval, and prior to the issuance of building permits, enter into a Developer's Agreement with the Borough, and provide all required performance guarantees, bonds, and escrows required pursuant to N.J.S.A. 40:55D-53. Applicant must provide cost estimates to determine bond amounts.

**Stormwater Management Plans & Calculations:**

8. With respect to the prior stormwater Comment Nos. 1-6 of the Ferriero Engineering, Inc. stormwater management review letter dated September 18, 2020, it is our understanding from discussion with the Applicant's Engineer that NJDEP approval of stormwater design has been obtained, including approval of soil/groundwater conditions at the location of the proposed infiltration basin. We also understand that all runoff from the site (with some offsite area compensating for driveway areas that are unable to be treated) generated by the water quality storm runoff from the site will be recharged, in order to meet water quality requirements of N.J.A.C. 7:8. Written documentation of the above is to be provided by the Applicant's Engineer to confirm same.
9. Approval from Morris County is required for the proposed drainage system within the County right-of-way. We have no objection to this being a condition of future approval.
10. Detail Review comment Nos. 2-5, 7-9, 11-15, 17-19, 21-25, 26-32 and 34-36 as numbered in the Ferriero Engineering, Inc. stormwater management review letter dated September 18, 2020 remain to be addressed. Either the stormwater management calculations should be revised or written documentation should be provided as necessary to address these comments. Regarding comment Nos. 15 and 18, the recharge of runoff from offsite areas for compensation of onsite areas approved by NJDEP should be discussed/documented in the Stormwater Management Report. Regarding Comment Nos. 23- 25, a hydraulic grade line analysis of proposed stormwater drainage piping system downstream of the site should be provided, and all onsite storm drains should be verified as having 100-year storm capacity for consistency with the stormwater quantity analysis.

If you have any questions concerning this review letter, please do not hesitate to contact my office.

Very truly yours,

Mott MacDonald



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