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July 6, 2022

**BOROUGH OF ROCKAWAY
LAND USE BOARD**

1 East Main Street
Rockaway, New Jersey 07866

Attention: Colleen Reardon, Land Use Board Secretary

**Regarding: LAND USE BOARD #084
TERRAVET ROCKAWAY, LLC
328 U.S. ROUTE 46
BLOCK: 84, LOT: 21
BOROUGH OF ROCKAWAY, MORRIS COUNTY, NEW JERSEY
HOUSER JOB NO.: 3658.21**

Dear Ms. Reardon:

Houser Engineering LLC (Houser) is in receipt of the completeness review comments dated June 22, 2022, prepared by Mott Macdonald. The following are our responses to each incomplete item.

B. Schedule "A" Checklist Preliminary Site Plan

- i. Item 5.g: The application number has been added to the cover sheet of the Site Plans
- ii. Item 11: The zoning map has been included on the cover sheet.
- iii. Item 13: A waiver is hereby requested to the extent the information is not included on the provided key map.
- iv. Item 15: The plan has been revised to show the approximate location of nearby sidewalk and the driveway on Lot 23. A partial waiver is requested for the additional information, as required.
- viii. Item 20: The floor area ratio has been included in the bulk table on Sheet 3.
- ix. Item 21: A table has been included on the cover sheet detailing the vicinity data requested.
- xii. Item 29: A circulation plan has been included as a separate exhibit for the garbage truck movements. Dimensioning for stalls and drive aisles has been included on the revised plans.
- xiii. Item 30: All mechanical equipment will be roof mounted. This is shown on the revised architectural drawings and noted on Sheet 3 of the revised Site Plan.
- xiv. Item 31: The heights of the proposed fixtures is included next to each fixture label. Both the ground sign and building sign are to be internally lit. This has been labeled on the plans.
- xv. Item 32: The architectural plans have been revised to address these items.
- xvii. Item 42: A traffic report has been included in the resubmission. A waiver continues to be requested for the Environmental Assessment. Testimony will be provided by the operators regarding the use.

C. Schedule "A" Checklist Final Site Plan

- i. Item 1: See responses above.



Terravet Rockaway LLC
328 US Route 46
Rockaway Borough, New Jersey
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Feel free to contact me at 973-728-2945 or tyler@housereng.com with any questions or comments regarding this submission.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tyler C. VanderValk".

Tyler C. VanderValk, P.E.
Director of Land Development

cc: Alyse Hubbard, Esq., Applicant's Attorney (via email)
PZS Architects, Applicant's Architect (via email)
Terravet Rockaway LLC, Applicant (via email)