

**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: 84 **Lot:** 21 **Zone:** G-B&HT/LI **Date of Purchase:** December 11, 2018

Street Address of Property 328 Route 46, Rockaway

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

Applicant: Terravet Rockaway LLC
Mailing Address: 33 Rock Hill Road, Suite 320, Bala Cynwyd, PA, 19904
Telephone Number: 612-269-1017

Owner: Terravet Rockaway LLC
Mailing Address: 33 Rock Hill Road, Suite 320, Bala Cynwyd, PA, 19904
Telephone Number: 612-269-1017 Fax No. _____ E-mail Address: dan.feinberg@terravetrealestate.com

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

Engineer: Tyler C. Vandervalk, P.E., Houser Engineering, LLC
Mailing Address: 1141 Greenwood Lake Tpke., Ringwood, NJ 07456
Telephone Number: 973-728-2945 Fax No. _____ E-mail Address: tyler@housereng.com

Attorney: Alyse Landano Hubbard, Esq., Maraziti Falcon LLP
Mailing Address: 240 Cedar Knolls Road, Suite 301, Cedar Knolls, NJ 07927
Telephone Number: 973-912-9008 Fax No. 973-912-9007 E-mail Address: ahubbard@mfhenvlaw.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: operate an animal hospital that is partially located

in the HT/LI Zone _____ contrary to the requirements of the Zoning Ordinance of the
Borough of Rockaway, as follows: Section 172-21, permitted uses in the High Tech/Light Industrial
Zone. The lot is primarily located in the General Business Zone, in which the use is permitted.

Describe Request:
Applicant is proposing to demolish the existing structures on the property and construct a new animal hospital, parking lot, and related improvements.

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 Rockaway Animal Hospital
Proposed Use Rockaway Animal Hospital

Multi Family Planned Unit Development: (RESIDENTIAL)

Total Housing Units _____ Number of Bedrooms per unit _____
 Type of Housing Fee Simple Condo Townhouse Rental Apartments
 Site Acreage: _____ Area Disturbed _____ Impervious % _____

FAR% _____ Building Lot Coverage _____ # of Parking Spaces _____
Planned Development: (NON-RESIDENTIAL)
 Site Acreage 1.14 Area Disturbed 91.2 Building Lot Coverage 25.3%
 Impervious Coverage 33,600 sf FAR% 23.9 # of Parking Spaces 51
 Proposed Sign Dimensions 28'x3' Number of Signs Proposed 2

TO: LAND USE BOARD

(FOR SUBDIVISION APPLICATION)

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

Present Use _____
Proposed Use _____

Development Plans: Sell Lots Only: _____ Construct Homes for Sale _____ Other _____ (explain)

How will water service be supplied? _____

Proposed method of sewage disposal: _____

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): _____

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

Average new lot size: _____

Are there municipal water and sewerage systems public water and sewer

Last previous occupancy Rockaway Animal Hospital

Proposed structure or use Rockaway Animal Hospital

SIZE OF LOT 49,559 square feet.

DIMENSIONS OF LOT:

FRONT YARD 66.78' feet

DEPTH 270.10' feet

WIDTH average 160 feet

SIZE OF BUILDING AT STREET LEVEL:

FRONT 143' 1 3/8" feet

DEPTH 82' 1 3/8" feet

PERCENTAGE OF LOT OCCUPIED BY BUILDINGS 25.3% square feet

HEIGHT OF BUILDING 1 stories 26.43' feet

FRONT YARD DEPTH 166.5' feet REAR YARD DEPTH 10' feet

SIDE YARD WIDTHS 19.6' feet and N/A feet

SIDE YARD WIDTH ABUTTING A SIDE STREET ON CORNER LOT 12.3' feet

PREVAILING FRONT YARD SETBACKS OF ADJOINING LOTS WITHIN BLOCK

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.

**Dover Animal Hospital, Site Plan Approval for an addition, 1970
Lloyd Sanders, Subdivision Approval, 1976
Crestec, Site Plan Approval, 1988**

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)*

The property is a irregularly shaped lot which is the current site of Rockaway Animal Hospital, which contains the main hospital building with accessory structure. The property straddles the General Business zone on Route 46, with a small portion in the High Tech/Light Industrial zone. The existing buildings are outdated and in need of repairs. The Applicant is proposing to demolish the existing structures, construct a new one story structure, along with parking lot and stormwater management. Based on the configuration of the lot, the Applicant is seeking a parking variance, as a portion of the lot is not easily accessible.

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 proposed structure will improve the aesthetics appearance of the property, replacing the existing, dated structures with a new, modernized hospital, which is set back from Route 46. The proposed use is permitted in the GB Zone, which fronts on Route 46. and consistent with the surrounding uses. The HT/LI portion of the property, where the use is prohibited, is the rear portion of the lot. It was noted in the Master Plan that this lot should be re-zoned to be entirely in the GB Zone.

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.

Signature of Applicant: _____ Print Name _____

State of New Jersey, County of _____

Sworn to before me, this _____ day of _____ Year _____

A Notary Public of New Jersey

STATUS OF TAXES

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.

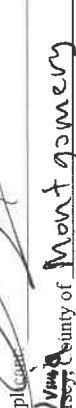
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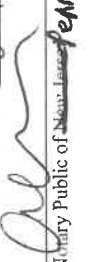
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The undersigned has submitted the attached plans, applications and other necessary supporting data, and hereby certifies that all information submitted is accurate and complete. Proof of Public Notice and Proof of Publication must be submitted to this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

Signature of Applicant: 
State of ~~Montgomery~~ Pennsylvania County of Montgomery

Print Name Daniel Eisenstadt

Sworn to before me, this 29th day of March Year 2022


A Notary Public of ~~Montgomery~~ Pennsylvania



STATUS OF TAXES

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.

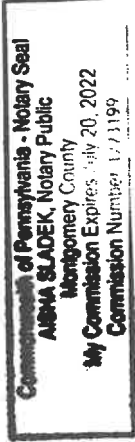
FOR LAND USE BOARD

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 328 Route 46 Rockaway, NJ, Block 84 Lot 21.

Applicant's Signature:  Print Applicant's Name: Daniel Eisenstadt

Date: 3/29/22
Sworn to and subscribed, before me.
This 29th day of March, 2022




A Notary Public of ~~the~~ Pennsylvania

AFFIDAVIT OF OWNERSHIP

PA
STATE OF ~~NEW JERSEY~~ NEW JERSEY
COUNTY OF ~~MORRIS~~ Montgomery
Daniel Eisenstadt of full age, being duly sworn according to law on oath deposes and says, that the deponent resides at 2015 Wallace St, in the municipality of Philadelphia in the County of Philadelphia and the State of PA, and that Terravet Rockaway LLC

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 84, Lot 21.

Owner's Signature: 
Print Owner's Name: Daniel Eisenstadt

Sworn to and subscribed, before me.
This 29th day of March, 2022.




A Notary Public of ~~the~~ Pennsylvania

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

NAME OF APPLICANT: Terravel Rockaway LLC

DATE SUBMITTED: _____

ADMINISTRATIVE CHECKLIST**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. (May be a sheet or miscellaneous sheets from the full plan submission.) 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		X		As condition of approval, will submit application for outside agency approval if determined necessary.
12	Compliance with Legal notice requirements. (Must be submitted several days prior to scheduled hearing date.)			X		To be provided
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 Calico Real Estate Group II, LP ADDRESS 33 Rock Whill Road, Suite 320, Bala Cynwyd, PA 19004
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.

**SCHEDULE "A" CHECKLIST
FINAL SUBDIVISION/FINAL SITE PLAN**

BOROUGH OF ROCKAWAY, MORRIS COUNTY, NEW JERSEY

NAME OF APPLICANT: Terravet Rockaway LLC

DATE SUBMITTED:

PROJECT NAME: Rockaway Animal Hospital

BLOCK(S) & LOT(S): Block 84, Lot 21

Check appropriate box. State reasons for any waivers requested. (Attach additional pages as required)

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT PROVIDED	NOT APPLICABLE	WAIVER REQUESTED	REASON FOR WAIVER REQUEST
1	Final plans shall contain all requirements noted in the Schedule A checklist.	X				
2	Affidavit from applicant with reasonable supporting documentation verifying compliance with all terms and conditions of the preliminary approval (If filed separately from Preliminary plans).		X			
3	Affidavit from Applicant, indicating that the final plan is identical to the preliminary plan. If not, list specific changes with respect to any deviations (If filed separately from Preliminary plans).		X			
4	Organization documents. (If filed separately from Preliminary plans) These documents shall include: a. Article of Incorporation for any Association or other organization to maintain the common open space or community facilities. b. By-Laws and membership rules and regulation of any such organization, defining its rights. c. A copy of the Master deed detailing the rights and privileges of individual owners of common property. d. A copy of all materials submitted to the Dept. of Community Affairs as required by the NJ Planned Real Estate Development Full Disclosure Act. Regulations and evidence of acceptance of and/or approval by the Department of Community Affairs. e. Covenants or easements restricting the use of the common open space or elements. f. Covenants or agreements requiring homeowners or residents to pay the organization for the maintenance of the common open space and/or community facilities. This shall include a proposed schedule of membership fees for at least the first three years of operation.		X			

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT PROVIDED	NOT APPLICABLE	WAIVER REQUESTED	REASON FOR WAIVER REQUESTED
5	Maintenance agreements. If there is to be no homeowners/condo association or similar arrangement for the maintenance of common facilities, the developer shall furnish an agreement under which private roads and other facilities will be maintained, refuse collected and other supplementary services provided (If filed separately from Preliminary plans)				X	Stormwater Operation and Maintenance Manual to be provided once design is approved
6	A deed, including a legal description by bearings and distances with corresponding area in square feet and/or acres of all lands to be dedicated for public use, i.e. easements, roads, etc.(If filed separately from Preliminary plans).		X			
7	If development is in sections, the Final Plat should so indicate. Also, adequate proof that each section stands on its own for access, stormwater, utilities, etc.		X			
8	An electronic copy of the approved plans in a form acceptable to the Town Engineer. (If filed separately from Preliminary plans).		X			
	QUESTION 9 APPLIES TO SUBDIVISION APPLICATIONS ONLY					
9	A written estimate of proposed construction costs for both on and off site improvements. A Performance Guarantee Estimate by Applicant's Engineer for all Public Improvements Submitted (If filed separately from Preliminary plans).			X		
	COMPLETE QUESTIONS 10 AND 11 FOR SITE PLAN ONLY					
10	Separate written estimates of proposed construction costs for both on and off site improvements (If filed separately from Preliminary plans).			X		
11	A copy of all existing and proposed protective covenants or deed restrictions of every nature affecting the subject property including a statement as to whether such deeds or covenants are of record.	X				

**SCHEDULE "A" CHECKLIST
PRELIMINARY SITE PLAN
BOROUGH OF ROCKAWAY, MORRIS COUNTY, NEW JERSEY**

NAME OF APPLICANT: Terravet Rockaway LLC
 DATE SUBMITTED: _____
 PROJECT NAME: Rockaway Animal Hospital
 BLOCK(S) & LOT(S) Block 84, Lot 21

Check appropriate box. State reasons for any waivers requested. (Attach additional pages as required)

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT PROVIDED	NOT APPLICABLE	WAIVER REQUESTED	REASON FOR WAIVER REQUESTED
1	Plans drawn, signed and sealed by appropriate New Jersey licensed professional person(s) pursuant to 13:40-7 et.seq.	X				
2	Scale to be not smaller than 1"=50'.	X				
3	Key map showing the subject property and all lands within 500 feet thereof with existing streets, Rights of Way, easements and zone boundaries	X				
4	Map sizes permitted: 24" x 36" 30" x 42"	X				
5	Plans should contain the following: a. Name of Development b. Name and Address of owner. c. Name and address of applicant. d. Date of preparation e. Block(s) and lots developed f. Name, address signature, Seal and license number of persons preparing plans. g. Land Use Application Number (when assigned).	X				
6	Graphic and written scale. Reference meridian.	X				
7	Revision box and date of each revision.	X				
8	Current Survey (within 5 years)of the entire tract or property, prepared by a New Jersey licensed surveyor, showing the location of the proposed development, giving all distances and showing all roads abutting or traversing the property. Development boundaries shall be clearly delineated.	X				
9	List of waivers and variances requested or obtained (with the applicable ordinance sections.) List of waivers or de minimus exceptions from the Residential Site Improvement Standards (with applicable reference sections) depicted on the cover sheet.	X				

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT PROVIDED	NOT APPLICABLE	WAIVER REQUESTED	REASON FOR WAIVER REQUESTED
10	A list of all property owners within 200 feet as disclosed by a current (within 6 months) certified list of the most recent tax records, including addresses and block and lot designations on the plans.	X				
11	Any municipal limits within 200 feet of the development and the names and zoning of the adjoining municipalities.			X		
12	Existing property lines with metes and bounds description.	X				
13	Existing and proposed streets, both public and private, showing the right-of-way width and width of the traveled way within 200 feet.	X				
14	Existing and proposed structures with uses, number of stories, dimensions and setbacks to all property lines.	X				
15	Existing and proposed sidewalks and driveways within 100 feet for Minor Site Plans and 200 feet for Major Site Plans.	X				
16	Existing and proposed parking spaces and loading areas including evidence of compliance with ADA guidelines.	X				
17	Existing and proposed stormwater management sewer, sanitary lines or septic system design and water mains within 100 feet for Minor Site Plans and 200 feet for Major Site Plans.				X	Applicant requests a partial waiver for off site items
18	Existing physical features both onsite and within 100 feet of the tract including streams, wetlands, floodplains, railroads, bridges, drainage, trees over 18 inches dbh, utilities, public and private easements and reservations.				X	Applicant requests a partial waiver for off site items
19	2' contours onsite and 100 feet beyond the property lines.				X	Applicant requests a partial waiver for off site items
20	Zone data box showing a. Zone District(s) b. required and proposed Area Lot width Setbacks Parking calculations Floor Area Ratio calculations Pervious/Impervious Areas Other applicable zone requirements	X				
21	Location of all structures with number of stories and uses within 100 feet of the property.	X				

ITEM NO.	PLAN REQUIREMENT	PROVIDE	NOT PROVIDED	NOT APPLICABLE	WAIVER REQUESTED	REASON FOR WAIVER REQUESTED
31	Lighting plan showing: a. Location of existing and proposed site lights. b. Height of existing and proposed site lights. c. Construction details and catalog cuts of proposed site lights. d. Isolux diagrams showing the 0.3 and 0.5 fc lines	X				
32	Dimensioned preliminary architectural elevations and plans of any proposed buildings showing windows and doors, roof treatments, HVAC units, and preliminary floor plans of each floor of the building	X				
33	Public improvements construction plans for all improvements to existing streets including: a. Centerline, geometry b. Road profiles c. Road cross sections 50' on center. d. Grading plan showing existing and proposed contours.		X			
34	All construction details for proposed improvements.	X				
35	Plans and profiles for existing and proposed: a. Stormwater Management Systems b. Sanitary sewers c. Water mains				X	Applicant requests waiver from providing profiles
36	Sign Plan showing location of existing and proposed: a. Traffic control signs. b. Street signs. c. Developments signs. d. Appropriate sign details showing size, height, materials and lighting.	X				
37	A copy of all existing protective covenants or deed restrictions of every nature affecting the subject property including a statement as to whether such deeds or covenants are of record. Location, use and width of all existing and proposed easements and a statement as to whether each is public or private.	X				
38	All public property and property proposed to be dedicated in the tract, accurately outlined and described with existing or proposed uses designated.			X		
39	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise.			X		
40	Location of temporary sales office and storage trailers, including temporary facilities for parking, landscaping, drainage, fencing, lighting and signs.			X		
41	For those projects that lie within the Rockaway River Watershed, copy of correspondence to the Rockaway River Watershed Cabinet advising them of the application.	X				

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT PROVIDED	NOT APPLICABLE	WAIVER REQUESTED	REASON FOR WAIVER REQUESTED
42	<p>Environmental Impact Assessment including the following</p> <ol style="list-style-type: none"> a. Plan and description of the proposed development. b. Inventory of existing natural resources. c. Assessment of environmental impacts. d. Unavoidable adverse environmental impacts. e. Steps to minimize adverse environmental impacts. f. Documentation as required by the Township soil testing ordinance. g. Details and matter to be evaluated: <ol style="list-style-type: none"> 1. Sewage Facilities 2. Water Supply 3. Storm water 4. Stream encroachments 5. Flood plains 6. Wetlands 7. Solid waste disposal 8. Air Pollution 9. Traffic 10. Social/Economic 11. Aesthetics 12. Licenses, permits, etc. 				X	<p>Applicant requests waiver due to the limited impact as there are existing improvements on site. Separate Drainage and Traffic Reports have been provided.</p>

SCHEDULE "A" CHECKLIST

(X) "C" VARIANCE

(X) "D" VARIANCE

BOROUGH OF ROCKAWAY, MORRIS COUNTY, NEW JERSEY

NAME OF APPLICANT: Terravet Rockaway LLC

DATE SUBMITTED:

PROJECT NAME: Rockaway Animal Hospital

BLOCK(S) & LOT(S) Block 84, Lot 21

Check appropriate box. State reasons for any waivers requested. (Attach additional pages as required)

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT PROVIDED	NOT APPLICABLE	WAIVER REQUESTED	REASON FOR WAIVER REQUEST
1	Map, either in conformance with the ordinance or if the application is to be bifurcated, a separate map, signed and sealed by an Professional Architect, Engineer, Planner or Surveyor which provides sufficient data (i.e. setbacks, lot area, existing or proposed structures, etc.) upon which a decision can be based.	X				
2	A graphic or written description of the area surrounding the subject property	X				
3	A description of alternatives which were considered.	X				
4	A statement or legal brief which clarifies why the Variance should be granted and the specific hardship involved. Particular attention should be paid to relevant Borough ordinances, applicable case law and other New Jersey Statutes.	X				