

# MORRIS COUNTY PLANNING BOARD

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November 12, 2020

Patricia Craven, Secretary  
Borough of Wharton Board of Adjustment  
10 Robert Street  
Wharton, NJ 07885

## SITE PLAN REPORT

**NAME:** 170 N Main Street (8/10/2020)

**LOCATION:** 170 N Main Street (CR 643)

**FILE NUMBER:** 2020-39-4-SP-0

## ADVISORY REVIEW

This site plan is for the redevelopment of a former industrial property into a four-story mixed-use structure (11,000 square feet retail first floor and 75 apartment units on the second, third, and fourth floors) on a 2.9-acre parcel. The property is located in the Mixed-Use Overlay Zone. There are 54 one-bedroom, 12 two-bedroom, and 9 three-bedroom apartments proposed. Approximately 15% of the units will be set aside for affordable housing. There is a total of 167 parking spaces, of which, 44 will be beneath the building and 123 will be surface spaces. This is less than the minimum parking required by the municipal ordinance. NJ Transit bus stops are located along North Main Street and provide a source of multi-modal transportation access to the property and surrounding region.

Proposed access includes two full access driveways and a right in/right out only driveway. The full access driveways are proposed for connection to the new North Main Street Extension (County) and Ross Street (Municipal). The proposed right in/right out is situated between the intersections of North Main Street and the new North Main Street Extension and Ross Street. The County Engineer has determined that no driveway access will be allowed directly on North Main Street. The extension was completed in 2020, and there is a 3-year pavement disturbance moratorium that will prevent cutting into the roadway, including for the connection to public utility lines located underneath. The Morris County Engineering Division reviewed the site plan and have indicated several deficiencies that need to be addressed with regard to road improvements before approval can be granted.

The property is served by public water and sewer. There will be an approximate increase of nearly 0.75 acres of impervious coverage. Stormwater management includes two subsurface detention facilities with water quality structures prior to their connection to the County system for the New Main Street Extension. The Morris County Engineering Division reviewed the proposed stormwater management plan and have indicated several deficiencies that need to be addressed before approval can be granted.

As detailed above, multi-modal transit access is available for this property, which will benefit the low- to moderate-income residents. The NJ Transit bus stops provide access to several train stations along the Montclair-Boonton and Morristown lines. This will give residents access to job opportunities in major town center's like Dover and Morristown, as well as

regional centers like Newark and New York City. The Wharton Shop Rite is within walking distance of the property, which will also benefit low- to moderate-income residents without automobiles.

According to NJDEP geospatial data, the eastern portion of the site is covered by wetlands. The applicant will work with NJDEP to ensure compliance with all required wetland development standards.

The property is currently listed as an active site in NJDEP's Known Contaminated Site database. It is recommended that the municipality maintain communications with the NJDEP to ensure all remediation efforts are completed to residential standards. The site remediation and construction should be strictly monitored to ensure that there will not be any adverse effects to the County roads or neighboring properties from potential pollutants.

### **COUNTY REQUIREMENTS (R.S. 40:27-6.7)**

The Morris County Office of Planning & Preservation and Engineering Division has reviewed the submitted materials. Morris County Planning Board site plan approval is withheld until the following requirements are satisfied:

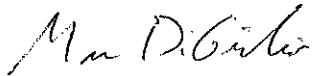
1. Submit a Deed of Dedication drawn to the County of Morris for the extension of the right-of-way to a 33' half width from the centerline to be dedicated along North Main Street (CR 643) to the County Planning Board. Include a metes and bounds description of the area and attach a Seller's Residency Certification/Exemption form and an Affidavit of Consideration.
2. Provide sight distances lines for the proposed exit driveway conforming to Morris County Land Development Standards Section 504C (25 MPH, 300 feet);
3. Provide current Morris County asphalt restoration and trench restoration details (See Figure 500-15 attached);
4. Show saw cut line along the roadway in the proposed depressed curb/driveway and proposed utility trenches;
5. Driveway access will not be permitted on North Main Street (CR643); show the existing driveway entrance area to be restored within Morris County's right-of-way;
6. Curbing:
  - a. Show concrete curb detail (See Figure 500-10 attached);
  - b. Show depressed curb across driveway;
  - c. Show depressed concrete curb detail, ½" face (See Figure 500-11 attached);
  - d. Show depressed curb to be replaced;
7. Detail 2-foot wide full depth pavement repair strip;
8. Show detail for full depth pavement construction consisting of 2" HMA 9.5M64, 5" HMA 19M64, and 6" Dense Graded Aggregate Base (See Figure 500-14 attached);
9. Submit driveway profile showing 2% cross slope on the road and +2% for 20 feet on the driveway;
10. Show the existing guide rail to remain along North Main Street (CR 634);
11. Show dimension and elevations for the proposed driveway along the new roadway;
12. On the drainage report, the data for the Orifice Coefficient for a rectangular opening needs to be revised. Verify and confirm that the correct coefficient for a rectangular opening will have a minimum effect in the output discharge;
13. The applicant proposes two underground detention basins consisting of a series of chambers and solid pipes. Therefore, pre-treatment is required for underground basin "A". The proposed Jellyfish water quality device should be placed before the (upstream) underground system;

14. Submit copies of all NJDEP issued permits including but not limited to Letters of Interpretation (LOIs), wetlands disturbance, riparian zone, etc.;
15. A percolation test is required to verify the rate of infiltration and to confirm the viability of the infiltration basin location. The seasonal high-water table shall be determined and included where applicable in the Stormwater Management Report as this may affect the design;
16. Provide a maintenance schedule and Operations & Maintenance Manual for proposed detention basins;
17. After revision, submit two copies of all materials to the Morris County Planning Board for review and approval.

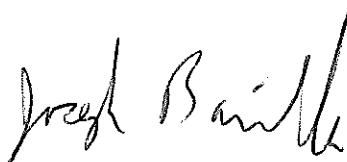
### **PROCEDURAL REQUIREMENTS**

Prior to the start of any work in the County right-of-way, a Permit must be applied for and issued by the County Division of Engineering & Transportation. When applying for a Permit, a copy of the Morris County Planning Board approval report and one set of the approved plans must be submitted to Mauricio Cabrera, Supervising Engineer, County Division of Engineering & Transportation, P.O. Box 900, Morristown, NJ 07963-0900, (973) 285-6750. This office is located at the County Administration and Records Building, 2nd floor, Court Street, Morristown.

### **MORRIS COUNTY PLANNING BOARD**



Mike DiGiulio, CFM  
Senior Planner



Joseph Barilla, P.P., A.I.C.P.  
Planning Director

cc: Morris County Planning Board Members  
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Borough of Wharton Municipal Engineer