



Revised December 4, 2020

October 16, 2020

Patricia Craven, Land Use Secretary  
Borough of Wharton Land Use Board  
10 Robert Street  
Wharton, New Jersey 07885

**RE: Borough of Wharton – Site Plan Technical Review  
170 North Main Street (Block 301, Lot 1)  
CHA Project # 33912-2017**

Dear Ms. Craven:

The applicant has a concept plan for the site which includes a four-story building with 10,775 square feet of commercial space and parking on the first floor and 75 total residential apartments on floors two through four. The site is located within the Economic Development Overlay Zone, was presented in the 170 North Main Street Redevelopment Plan (RDP) dated August 17, 2020.

Our office has received and reviewed the following items in conjunction with this application:

1. Application forms and checklist;
2. Drawings titled, "Preliminary and Final Site Plan, 170 North Main Street Block 301 Lot 1" as prepared by Stewart Surveying & Engineering, LLC, dated 8/10/2020, and last revised 11/25/20, including:
  - Sheet 1 Title Sheet
  - Sheet 2 Existing Conditions
  - Sheet 3 Demolition Plan (*new plan sheet*)
  - Sheet 4 Layout, Signage & Utilities Plan
  - Sheet 5 Grading & Drainage Plan
  - Sheet 6 Landscape Plan
  - Sheet 7 Lighting Plan
  - Sheet 8 Soil Erosion & Sediment control Plan
  - Sheets 9-12 Construction Details (*sheet 12 is new*)
3. Architectural drawings prepared by Peter Raymond Wells Architects LLC dated 8/21/20, including the following sheets:
  - A-101 Ground Floor Plan A
  - A-102 Ground Floor Plan B
  - A-103 Upper Floor Plan A
  - A-104 Upper Floor Plan B
  - A-105 Unit Plans A
  - A-107 Unit Plans B
  - A-108 Elevation A
  - A-109 Elevation B
  - A-101 Renderings
4. Drainage Report prepared by Stewart Surveying & Engineering, LLC, dated 9/23/20, and last revised 11/25/20
5. Traffic & Parking Study prepared by Dolan & Dean Consulting Engineers dated 10/8/20
6. Will Serve letter from RVRSA dated 10/1/20

The application includes the following previously approved Variances and Waivers:

1. Parking: based on the multi-use proposed, a total of 194 parking spaces are required, whereas 167 spaces are provided, as per the Parking Requirements presented on Sheet 3 "Layout & Signage Plan". We have reviewed the submittal package for conformance with the Wharton Land Use and Development Ordinance and offer the following comments:

1. Applicant shall provide testimony on the overall operations of the building (on-site superintendent, building access, trash/recycling removal, snow removal). Two dumpster locations are provided: one adjacent to the north side of the building and one at the east corner. Applicant shall provide testimony concerning the use and pick-up (private hauler) of the trash/recycling area, and if the area is adequate to properly serve the site. Recycling area shall be well lit and safely and easily accessible.
2. All Variances and Waivers shall be listed by ordinance section on the plans.
3. The following additional approvals are anticipated:
  - a. Morris County Soil Conservation District (disturbance over 5,000 SF)
  - b. NJDEP Stormwater Construction Activity 5G3 Permit (Disturbance over 1 acre)
  - c. Morris County Planning Board
  - d. Morris County Road Opening Permit (for utility connections)
  - e. Wharton Police Department
  - f. Wharton Fire Department
  - g. NJDEP Treatment Works Approval (TWA) permit (More than 8,000 gpd proposed)
  - h. Rockaway Valley Regional Sewerage Authority (RVRSA) connection permit
  - i. NJDEP Bureau of Water System Permit (Simplified Water Main Permit)
  - j. Borough of Wharton Water & Sewer Connection Fees
  - k. NJDEP Land Use Flood Hazard Area / Freshwater Wetlands
4. Section A.1 of the RDP states that parking along N Main or the extension must be screened from view, while Section D.1 requires a 3.5' decorative screening wall or berm. It appears that a screening wall has been added along Ross St and N Main, but not along the Main St extension. Wall shall be labeled, and elevations provided. Applicant shall provide testimony regarding parking screening.
5. The RDP Mobility Regulations (Page 13 A.2) requires primary vehicular access from N Main St and N Main St extension, with emergency access along Ross St. The plan includes access in and out on Ross St. Applicant shall provide testimony regarding this deviation from the RDP.
  - a. Parallel parking spaces (22' long by 7' wide) have been added on Ross St. The MUTCD shows that parking spaces are typically 8' wide, and vary in length from 22' to 26'. This would narrow Ross St to 21' or approximately 10' lanes which is narrow. There is no turnaround area on Ross St.
6. Sidewalk to match the Wharton standard along Main Street is provided. The Borough detail for the sidewalk and brick sidewalk can be provided and shall be added to the plans.
7. Some parking spaces under the building are adjacent to a wall, which may impact access; confirm with turning templates that the spaces can be accessed.
8. A number of existing easements are shown on the Existing Conditions Plan. Applicant shall provide testimony regarding the easements under proposed conditions.
9. The property(170 North Main Street, formerly L.E. Carpenter) is listed on NJDEP's Known Contaminated Sites (KCS) list, as well as the EPA Superfund List (Dayco Corp./L.E Carpenter Co.,



- EPA ID NJD002168748). Applicant shall provide testimony regarding the status, including the various existing monitoring wells.
10. Section §165-66 “Off-street Loading” requires residential buildings with 30 or more units to provide one loading space; a separate space is required for the retail. One loading space has been added to the revised plan. Applicant shall provide testimony regarding loading.
  11. Proposed streetlights along N Main St shall clearly labeled; its’s not clear on the plan the number of lights proposed. A note shall be added to the plan: “Placement of Borough streetlights shall be confirmed with Wharton DPW”.
  12. Per Section §165-74, the minimum foot-candle in areas used by the public shall be 0.5, the maximum shall be 1.0, and shall not exceed 0.3 at the property line. The lighting plan should present the illumination levels in accordance with the ordinance and should include the minimum, maximum, average foot candles, and uniformity ratio.
    - a. Revise plan to clearly indicate lighting labels.
    - b. Ordinance requires 0.3 fc at the property lien, whereas the illumination level along Ross St varies from 0.3 to 0.7.
    - c. Light fixture units ‘A”, under the deck, are shown at a 10’ mounting height; confirm under deck clearance and mounting height.
    - d. Provide testimony on the anticipated hours of operation of the on-site lighting.
  13. The existing municipal water system consists of a 12” main in Ross Street. This main shall be utilized to provide both domestic and fire water to the proposed building.
    - a. Applicant shall confirm the need for additional fire hydrant near the site with the Fire Department.
    - b. Proposed water service and size shall be shown on the plan; applicant requests this item be a condition of approval.
    - c. Notes shall be added to the plan indicating that water meters shall be provided in accordance with Water Department standards. The meter shall be obtained from the Water Department and installed by the Water Department. Water services shall be tested in accordance with Water Department standards.
    - d. A note shall be added to the plan that shop drawings shall be submitted for approval prior to construction for water services, sanitary sewer services, and stormwater management.
    - e. NJDEP permit with projected water demand shall be submitted for review and approval.
  14. The existing municipal sanitary sewer consists of a 12” main that intersects the property from N Main St to Ross St. This sewer main will be relocated around the proposed building. Full design of the relocated sewer with invert and slope will be required on the plan. Wharton DPW is currently coordinating with RVRSA regarding this sewer to be replaced and the appropriate downstream discharge manhole.
    - a. Building lateral with pipe material, size, and slope shall be shown on the plans with cleanouts at 60’ intervals.
    - b. Grease trap required for proposed restaurant uses and appropriate notes added to the plan. Provide grease trap sizing calculations in accordance with NJDEP requirements. Grease trap location shall be shown on the plan. Grease trap will require Health Department approval.
    - c. The total projected flow will exceed 8,000 gpd. Therefore, a Treatment Works Approval permit from the NJDEP will be required. The TWA application will need approval from the RVRSA prior to submittal to NJDEP. Permit package shall be submitted for review and approval prior to municipal endorsement.


15. Construction Details: dimensions in the Granite Block Curb detail shall meet RSIS requirements; concrete sidewalk –add ¾” clean stone sub-base, 4” thick; Pavement Section – recommend base course be 6” thick DGA.
16. The applicant should provide testimony on construction phasing.
17. The applicant shall provide testimony regarding the approximate earthwork anticipated including the number of truck trips anticipated during construction.
18. The applicant shall provide a written letter with each future plan submission to clearly indicate all revisions including the appropriate sheet.
19. We recommend that a traffic signage and striping plan be added for the use of the Police Department for their Title 39 review. Plan shall include any recommendations from the Fire Department related to no parking zones.
20. Stormwater Management comments:
  - a. Per N.J.A.C 7:8. this site may not be suitable for infiltration practices due to possible presence of activities with high pollutant loading in the watershed area. Determine that there is not any record of presence of any sources of high pollutant loadings from industrial or commercial activities in the vicinity of the site. Applicant shall confirm with EPA/NJDEP.
  - b. Based on observed history of frequent standing water at drainage easement #PDE -2C on the north side of North Main Street extension, coordination should be made to provide drainage maintenance for removal of sediments and debris in downstream receiving drainage system to alleviate backwater and ensure functionality of the proposed stormwater from the site..
  - c. Based on the borings data on the plans, the interfaces of both Detention basins A and B are intercepting seasonal highwater table levels. Design should consider anti-flotation analysis particularly with the WQ units, outlets and manholes.
  - d. The underground detention Area B may be subject to back water effects from the downstream new culvert crossing located in drainage easement #PDE -2C at North Main Street extension. Consider evaluating total drainage area and total flow for potential headwater at this culvert.
  - e. An anti-flotation analysis should be performed on the WQ units and manholes if the presence of a high groundwater table is verified.
  - f. Inspection ports for the detention galleries should be provided and to be shown on the plans.
  - g. Submit a Stormwater Management Operations and Maintenance Manual.
21. Traffic Impact and Parking Study comments (*Revised study was not submitted*):
  - a. The trip generation estimates and pass-by trip credits for the proposed development are consistent with industry standards of practice and are acceptable for purposes of the impact assessment. We agree with the assessment that the project will generate 185-227 total vehicle trips of which 121 to 161 are new trips during peak hours, which includes vehicles entering and exiting the site.
  - b. The traffic assessment did not include the existing and future two-way traffic volume on North Main Street, so no assessment could be made of the significance of the change in volume levels and/or consistency with the roadway function and character of the area.
  - c. The study did not include an analysis of traffic operations at any of the three proposed intersections for this proposed project. An analysis should be performed to determine if there is ample roadway capacity to accommodate the traffic generated by this development project and/or if measures are necessary to mitigate project impacts.
  - d. The Study states that the site will be served via three driveways which will allow traffic to be distributed in different directions without negatively impacting the North Main street intersections

with Ross Street or the North Main Street Extension. However, according to the 170 North Main Street Redevelopment Plan, Block 301, Lot 1 dated August 17, 2020, "primary access points shall be from Main Street and/or the Main Street Extension as approved by Morris County. Ross Street shall be used for emergency access only." Therefore, the statement is incorrect and should be modified. The site plan should be modified to clearly designate that the Ross Street access is emergency access only.

- e. The hourly percent of maximum parking supply shown in the Saturday Shared Parking Analysis Table in the Appendix is off by 1 hour. However, this does not significantly affect the total hourly spaces required for the Saturday condition.
- f. The assessment of the parking supply for the site correctly assessed the total number of parking spaces required per the Redevelopment Plan and following the Residential Site Improvement Standards (RSIS). The analysis performed utilizing the ITE Parking Generation Manual, 5th Edition hourly parking demand for each use shows that the proposed 167 parking spaces can adequately meet the total hourly demand with a surplus of 17 parking spaces.
- g. The site accesses do not provide enough throat distance between the main roadway and the internal access aisles. This layout increases the number of vehicular conflicts and potential for crashes. Queuing may be an issue and because they can't queue at the access, they have to queue in the circulating aisle thereby blocking the parking spaces.
- h. The two site accesses for Block 703, Lot 30 (175 North Main Street) should also be shown on the site plan to assess driveway alignments and spacing.
- i. A sight distance analysis should be performed and shown on the plans for the proposed site accesses and measures identified, as necessary to ensure that the minimum sight distances are met.
- j. Our review of the site plan indicates that sight distance will be limited at a few locations onsite, including but not limited to the one way exiting movement from the building ground floor parking and the one way entering to the circulation aisle by the proposed 2nd floor deck, to name a few, due to the alignment and bends in the parking lot and backing maneuvers into the circulation aisle. The sight lines at these locations and at the bends should be documented and evaluated by the applicant to ensure that adequate sight distance is provided onsite.
- k. Landscaping should be modified to keep a clear line of sight to/from the site accesses. Within the site triangle, no plantings or structure shall be more than 36" above the grade line.
- l. Section §165-65D(3)c requires circulation patterns be designed for emergency and service vehicles. Given the proposed retail and residential uses, a truck turning movement plan should be provided to ensure appropriate circulation to and from the site as well as onsite circulation.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,



Christopher Borinski, PE  
Project Manager

CC: Jessica Caldwell, Board Planner  
Alan Zakin  
Toby Cohen