



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 including:
  - Sheet 1 Title Sheet
  - Sheet 2 Existing Conditions
  - Sheet 3 Layout & Signage Plan
  - Sheet 4 Grading & Drainage Plan
  - Sheet 5 Landscape Plan
  - Sheet 6 Lighting Plan
  - Sheet 7 Soil Erosion & Sediment control Plan
  - Sheets 8-10 Construction Details
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
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 for more than 30 realty improvements)
  - j. Borough of Wharton Water & Sewer Connection Fees
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. Applicant shall provide testimony regarding parking screening.
5. Applicant shall provide testimony regarding pedestrian circulation throughout the site and access to the building for both retail patrons and residents. Accessible access to the sidewalk around the building does not appear to be provided.
6. 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.
7. The RDP Mobility Regulations (Page 13 A) requires 6' wide sidewalks with a 2" brick paver. The layout plans shall be revised to clearly delineate the sidewalk and brick limits along N Main St. The detail for the sidewalk and brick can be provided to be added to the plans.
8. 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.
9. A number of existing easements are shown on the Existing Conditions Plan. Applicant shall provide testimony regarding the easements under proposed conditions. There is an existing municipal water main in Ross St and along the north property line that should be shown on the plan. There is an existing storm sewer headwall at the northeast corner of the property that appears to discharge runoff from the adjacent property Block 301 Lot 2.01. Applicant should further review this existing storm sewer and tributary drainage area and potential easement.
10. 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). . Various onsite buildings have been removed within the last ten years.



Applicant shall provide testimony regarding the site and current status on NJDEP's KCS list and Superfund status.

11. The plans do not accurately reflect the current conditions of the N Main Street Extension roadway. The county road is constructed at an elevation approximately 6' higher than the site, which could create access issues. The site plan needs to incorporate the as-built conditions of the county road extension which could require re-design of the proposed driveway and site grading.
12. FEMAs Flood Insurance Rate Map, Panel 139, Map Number 34027C0139F, with a Revised Preliminary date of 2/26/2016, shows a flood hazard area over the site. In addition, the NJ GeoWeb, NJDEP's Environmental Mapping tool, presents the Rockway River as a Category 1, Trout Maintenance water, which requires a 300-foot riparian zone under the NJ Flood Hazard Area Rules. The 300-foot riparian zone appears to extend over a portion of the property. In addition, the GeoWeb shows the potential for freshwater wetlands at the eastern corner of the site. Applicant shall provide documentation from NJDEP regarding the need for Land Use Permits (Flood Hazard Area and/or Freshwater Wetlands) on the site.
13. We recommend that a Demolition Plan sheet be added to the site plan set. There is an existing building, with utility connections, and a number of other existing amenities to be removed. Electric service to the existing building is provided by overhead wires from Ross Street. There are several existing trees over 20" diameter to be removed along Ross that that should be indicated on the Demolition Plan. There are several hydrants and storm sewer structures. In addition, there are several monitoring wells on the site and in Ross Street; Applicant shall provide testimony regarding the monitoring wells. A note shall be added to the plan that existing gas, water and sewer building services shall be property abandoned at the main.
14. The limit of disturbance shall be shown on the Soil Erosion and Sediment Control Plan.
15. 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. No loading spaces are shown on the plan. Applicant shall provide testimony regarding loading.
16. Proposed streetlights along N Main St shall match the Borough standard – Model C-2232 by Hadco, with green poles, single outlet, and banner arm and flag holder amenities. Detail shall be added to the plans. Placement of Borough streetlights shall be confirmed with Wharton DPW.
17. 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. The fixture count on the Lighting Plan should be verified.
  - b. Provide testimony on the anticipated hours of operation of the on-site lighting.
18. Ordinance §165-78 requires a landscape plan be prepared by a licensed landscape architect. Waiver required for plan prepared by an engineer. Addition comments on the Landscape Plan include:
  - a. The RDP (Page 12) requires a combination fence and landscape buffer along Ross St with a mix of evergreen and deciduous trees and shrubs. Applicant shall provide testimony regarding the proposed landscaping along Ross St.
  - b. A note shall be added to the Landscape Plan stating "All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced the following planting season."
  - c. Placement of landscape material in the islands at the driveways is a sight distance hazard; material shall be relocated.

- d. Eastern Red Cedar along Ross St: we recommend the spacing be made consistent and additional plants be provided to continue the line toward N Main St.
  - e. The Sugar Maples proposed along Ross St and N Main Extension are a large specie tree that will not survive as a street tree in this location; the trees are too close to the road pavement. This species will require at least a 5' wide x 15' long tree pit. It does not appear the site plan will allow for this. Consideration should be made to continue with the same street trees as through-out Main St.
  - f. A street tree planting detail adjacent to the curb shall be included with the plan.
  - g. The Flowering Pear tree is generally weak and does not tolerate ice well; we recommend a different species be proposed.
  - h. The Winter Green Boxwood is a poor choice for screening because it does not tolerate salt or snow loading; we recommend a different species be proposed.
  - i. Plant Material should be shown at their mature size in the landscape condition.
19. 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. Applicant shall confirm if building sprinklers are proposed.
  - b. Proposed water service and size shall be shown on the plan.
  - 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 application package with projected water demand shall be submitted for review and approval.
20. 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.
21. 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.
22. The following notes shall be added to the Cover Sheet:
- a. Applicant must schedule and attend a pre-construction meeting with the Borough prior to the start of any construction activity.

- b. Applicant shall assume the cost of roadway repairs which are required due to any damage incurred during construction.
23. The applicant should provide testimony on construction phasing.
24. The applicant shall provide testimony regarding the approximate earthwork anticipated including the number of truck trips anticipated during construction.
25. The applicant shall provide a written letter with each future plan submission to clearly indicate all revisions including the appropriate sheet.
26. 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.
27. Stormwater Management comments:
  - a. Include in the report written confirmation from NJDEP that proposed water quality units meet the 80% TSS removal.
  - b. Based on the stormwater management report, the detention Area A (Infiltrator system) drain time is calculated with an infiltration rate of 0.7 inches per hour storm per NJDEP BMP Manual Addendum. There is concern of high groundwater conditions in drainage easement #PDE -2C. Infiltration may not be possible or feasible due to possible high groundwater table.
  - c. 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.
  - d. In the Hydraflow modeling, an infiltration rate of 4 inches per Hour is used to represent the modeled infiltration rate detention Area A - Infiltrator system. This is not justified as there was not any data, boring logs other groundwater data provided. This value is also not and is not consistent with the engineering report drain time value of 0.7 inches per hour.
  - e. Based on review of the alterations to downstream stormwater conveyance due to the recent construction of the North Main Street extension and observed history of continuous backwater from a receiving ditch system in the downstream joining lot(s) to the south, there appears to be a resultant increase of frequent standing water through the culvert into the drainage easement #PDE -2C in proposed DA-K1 on the north side of North Main Street extension. There is the concern for the existence of high groundwater surrounding and possibly on the site. That will impact the proposed stormwater site design which includes underground detention and proposed infiltration.
  - f. Both underground detention Areas A - Infiltrator system and B are subject to back water from the tie in to the existing 18" storm line that outlets through headwall that outlets to drainage easement #PDE -2C. A new culvert crosses under the North Main Street extension at this location. The modeling analysis should include the effects of tailwater from both possible standing backwater and the hydraulic head on the new culvert crossing under North Main Street extension. A review of the maps and site history of frequent standing water appears to show standing water on the north side of the North Main Street extension. This frequent standing water levels may be at or above the invert of 623.85' invert at existing 18" pipe headwall.
  - g. Soils boring logs should be provided to support a design infiltration of an underground detention footprint. According to NJ SWBMP 9.5, 2 tests are required for an infiltration footprint and if infiltration is intended, a tested 0.5 in/hr or more is required.
  - h. An anti-flotation analysis should be performed on the WQ units and manholes if the presence of a high groundwater table is verified.
  - i. Inspection ports for the detention galleries should be provided and to be shown on the plans.



- j. According to the New Jersey Stormwater Best management Practices Manual Chapter 9.5 - Infiltration Systems Design Criteria, the infiltration may not be included in determining the water quantity control routing in the Hydraflow modeling.
- k. Provide groundwater mounding analysis or confirm there are no potential of hydraulic impacts to the groundwater table and surrounding subsurface infrastructure.
- l. The construction of infiltration area(s) on Erosion and Sediment Control should be clearly sequenced out on the plans with sequencing notes. Notes should specify directing isolation and protection of the infiltration area and infiltration interface throughout the parking area. Any sediment collection should be at 2 feet above the infiltration interface. Notes shall be added to the plan requiring soil decompaction within the limits of the system prior to system installation. Decompaction shall extend a minimum of 2 feet below the storm system. Test results shall be provided to the Engineer.
- m. The topsoil area shown on the Erosion and Sediment Control, located over the Detention Infiltration Area A footprint should be away from this footprint.
- n. Submit a Stormwater Management Operations and Maintenance Manual.

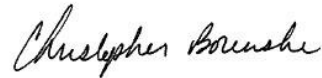
28. Traffic Impact and Parking Study comments:

- 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

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