

RDH Design Group

*Landscape Architecture, Architecture,
Engineering & Project Management*

To: Mr. Michael A. Kobylarz, P.E.

CC: Brittany Heun, Deputy Clerk
Ms. Conlon, Deputy Clerk
Christopher Murphy, Esq.
Danial D'Agostino

Date: January 22, 2024

Subject: Completeness Review #2: Preliminary and Final Site Plan Application
183 Roseland Avenue- Block 55 Lot 2, RD/OP Garden Apartment/Office Pro. District
File No: A-1498-0010

Dear Mr. Kobylarz,

The following alterations have been made to the plan set in response to the comments offered via letter dated May 1, 2023, revised December 5th 2023.

SECTION 210-31 A

- B. The tax map sheet number has been added to the tax map location title shown on sheet C1.0. The property owner's information and address have also been added to sheet C1.0.
- C. Information for owner's pf properties within 200 ft of the subject lot have been added to sheet C1.0.
- D. No zoning boundaries exist within 100 ft of the subject lot.
- H. Not applicable as the subject lot is not wooded.
- I. Parking space and aisle dimensions have been added to sheet S1.2.
- M. A proposed sewer lateral has been added to sheet S1.2. The existing connection to the city sewer main is to remain and be reused. A note indicating this has been added to sheet S1.2
- Q. No exterior parking lot lighting is proposed. Motion sensor activated lighting shall be provided on the dwelling. See architectural plans for additional information.
- R. The proposed landscaping plan has been revised to screen the rear parking area as much as is possible.

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SECTION 210-31 B

- C. A signature block for the board chairperson and board secretary has been added to sheet C1.0.

TECHNICAL COMMENTS

3. The tax map shown on sheet C1.0 has been expanded to show properties within 200 ft of the subject property, including those within other municipalities.
4. The site design has been revised to eliminate any encroachment onto lot 2.05, beyond that which currently exists.
5. A variance shall be request to allow a 9 ft wide access drive where 12 ft is required.
6. Parking space and aisle dimensions have been added to sheet S1.2. Additional curb spot elevations and notes have been added to sheet S1.2.

If you should have any questions or comments, please feel free to contact our office at your nearest convenience.

Sincerely,

Brian M. Hoarle NJ PE LIC #43521
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