




Borough of Madison  
Hartley Dodge Memorial  
50 Kings Road  
Madison, NJ 07940

## MEMORANDUM

**To:** Chairman and Members of the Planning Board

**From:** Dennis J. Harrington, P.E.   
Planning Board Engineer

**Re:** Application No. P-21-006  
66 Main, LLC  
Preliminary and Final Site Plan w/ Variances  
66-68 Main Street and 3 Central Avenue  
Block 1802, Lot 4 – CBD-1 Zone  
Technical Review #1

**Date:** April 19, 2022

**CC:** Vince Loughlin, Esq  
Dr. Susan G. Blickstein, AICP/ PP, PhD  
Robert A. Vogel, PE, CME  
Steven Azzolini, Esq., Applicant's Attorney  
Anthony Facchino, P.E., Applicant's Engineer, Casey & Keller

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The Board has received an application for Preliminary and Final Site Plan approval for the referenced site. The following documents have been submitted for the purposes of an engineering review:

1. The application and supporting checklists, certifications, and attachments.
2. A six (6) sheet set of site plans entitled "Preliminary and Final Site Plan for 3 Central Ave., Tax Lot 4, Block 1802, Borough of Madison, Morris County, New Jersey" prepared by Casey & Keller, Incorporated, dated August 25, 2021, revised January 24, 2022.
3. A five (5) sheet set of architectural plans entitled "3 Central Avenue, Madison, New Jersey" prepared by Gertler & Wente Architects, LLP, dated August 18, 2021, last revised January 24, 2022.
4. Preliminary Environmental Checklist dated August 20, 2021.
5. Color photographs of the site (2 pages).

6. A letter from the Applicant's Engineer dated January 27, 2022, detailing the revisions to the plans following the Technical Coordinating Committee meeting held on October 6, 2021.
7. Topographic survey of the site prepared by Casey & Keller dated March 4, 2021.
8. A stormwater management report prepared by Casey & Keller dated December 9, 2021.

Based on a review of the submitted documents, I offer the following comments for the Board's consideration:

1. The site is located at the north-easterly corner of Main Street and Central Avenue and currently has two principal structures – a three story mixed use building at the corner and a single story commercial use building fronting Central Avenue.
2. The site is located within Madison Civic Commercial Historic District. Review and recommendations from the Historic Preservation Commission must be obtained. The Applicant has met with the HPC. Revision to the building have been made based on the HPC's comments. The Applicant should provide testimony and exhibits on the changes.
3. The Applicant is proposing the demolition of the single story building and the construction of a new four-story mixed-use building with commercial use on the first floor and six (6) residential units on the second through fourth floors.
4. Central Avenue is a Morris County roadway, therefore County Planning Board approval is required.
5. The provided sample public notice is for a different project.
6. There is no on-site parking proposed. A variance is requested. (11 spaces required). The parking requirement is for the residential use only, as the commercial use is exempt from parking requirements. The Applicant should provide testimony and exhibits in support of the requested variance and where the residents will park.
7. The Applicant is seeking additional variances including maximum number of stories (3 maximum, 4 proposed), minimum rear yard (25' min, 0 proposed), maximum impervious cover (85% max, 100% proposed). The Application includes reasons and justification for the requested variances. Other variances may be required for existing non-conforming conditions. I defer to Board Planner Dr. Blickstein on the requested and required variances.
8. A design waiver is being requested for illumination at property line (.1 fc max., 1.9 fc proposed). The site lighting is provided by building mounted fixtures, appropriate for this site. The exceedance occurs along the building front on Central Avenue. There are other sources of light which contribute to the illumination of the sidewalk. The minimal additional illumination will not adjoining properties or detract from the streetscape. I have no objection to the granting of this waiver.

9. The application is exempt from the Borough code with regard to stormwater management as it does not increase the roof area by more than 400 sf. However, the applicant is proposing to address stormwater management with a "Blue Roof". This type of system is included in the NJ DEP Best Management Practices to address stormwater quantity and rate of runoff. This is an appropriate application of this methodology. An Operation and Maintenance manual must be provided, and filed with the deed. The plan indicates the system will be connected to the existing roof drains under the sidewalk along Central Avenue. It is strongly recommended the applicant investigate tying the discharge directly into the Borough storm sewer system to eliminate the shallow pipe in the sidewalk and reduce the gutter flow on Central Avenue.
10. The sidewalk along the site frontage will need to be reconstructed as a result of this project. A detail must be included on site plans. The Borough Engineering Department will provide the Borough's standard detail for installation of the paver paving system.
11. The Applicant has requested a waiver from the requirement for a traffic impact study. I have no objection to the granting of this waiver.
12. Waivers are also requested for a written environmental impact assessment and documentation showing compliance with the wellhead protection, steep slopes and flood control and riparian buffer requirements. Due to the minimal change to this site and its existing and proposed use I have no objection to the granting of these waivers.
13. The plans include proposed roll out dumpsters in the alley between the existing and proposed buildings. The alley is shown to have a new gated entrance on Central Avenue, as well as existing cellar doors and air conditioner units. The Applicant should present testimony and exhibits on how this arrangement will function.
14. The site plan indicates existing water and gas services, and sanitary sewer lateral, are to be reused. The Applicant must investigate the condition of these services and confirm that they adequate for the increased demand. Approval for reuse must be obtained from the appropriate Borough Department or utility company. Applicable utility connection fees will be required.
15. A new fire line is proposed. Details for the connection to the water main have been provided. All work and construction details must be approved by the Borough Water Utility.
16. The plans do not include any information on electric service. The Applicant must coordinate with the Borough Electric Utility on the providing of service. It is noted the building will include an elevator.
17. There is an existing guy pole along Central Avenue which appears to be anchored to the existing building. The Applicant should provide testimony and a plan for how this guy anchor will be handled both during and after construction. Coordination with the Borough Electric Utility is required.
18. The Applicant should provide a staging plan and a pedestrian safety plan. The Applicant should provide testimony and exhibits on how the project would be undertaken and the need for sidewalk closures and impacts to traffic and parking on Central Avenue. Material deliveries, storage and project scheduling information should be provided. The Applicant's Engineer, in his letter dated January 27, 2022, has indicated this information

will be provided prior to construction. While in general this is acceptable, due to the site's location on a County road, and with no public access to the rear, it is important to hear testimony on this issue during the site plan review process.

19. Protection of existing street trees should be provided and depicted on the plans.
20. Subsequent submissions of plans and other documents should include the application number P21-006.

Please contact me at 973-408-8791 or at [harringtond@rosenet.org](mailto:harringtond@rosenet.org) if you have any questions or would like to discuss this report.