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October 15, 2021

Debra Coonce
Planning & Zoning Coordinator
Township of Long Hill
915 Valley Road
Gillette, New Jersey 07933

Re: Technical Review No. 1
Preliminary and Final Major Site Plan
DOAR, LLC
Block 10801, Lot 1.01
645 Valley Road
Our Project No. 21LH201

Dear Ms. Coonce:

The above referenced application requests preliminary and final major site plan approval with variances for the construction of a second-story addition, consisting of two residential apartments and one office, over an existing one-story commercial building (the Ancona Bistro restaurant). The application also proposes the installation of a permanent canopy constructed over an existing outdoor patio that serves as an outdoor dining area for the restaurant use. The subject property is a corner lot, located at the southeast corner of Valley Road and Mountain Avenue, and is situated in the B-1-20 Village Business District. The following revised documents have been submitted in support of the application:

1. Cover letter, dated September 9, 2021, prepared by Derek W. Orth, Esq. transmitting revised plans
2. Application for Development, Township of Long Hill, dated February 22, 2021
3. Application for Development Checklist A, dated February 22, 2021, prepared by William Kaufman, Principal Architect, and accompanying Checklist Waiver Form
4. Application to the Morris County Planning Board dated February 22, 2021, prepared by Wesketch Architecture, Inc.
5. Application for Soil Erosion and Sediment Control Plan Certification dated February 22, 2021, prepared by Wesketch Architecture, Inc.
6. "Survey of Lot 1.01, Block 10801, 645 Passaic Valley Road & Mountain Avenue, Township of Long Hill, Morris County, New Jersey", prepared by Murphy & Hollows Associates, LLC, dated March 9, 2021, consisting on one sheet.
7. Revised architectural plans, prepared by Wesketch Architecture, Inc., identified further as:
 - a. G-101.01 – General Information, February 24, 2021, Revision 1, August 31, 2021
 - b. C-101.01 – Site Plan, February 24, 2021, Revision 1, August 31, 2021

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- c. A-111.01 – Floor Plan, February 24, 2021, Revision 1, August 31, 2021
- d. A-121.01 – Floor Plan, February 24, 2021, Revision 1, August 31, 2021
- e. A-141.01 – Floor Plan, February 24, 2021, Revision 1, August 31, 2021
- f. A-201.01 – Elevations, February 24, 2021, Revision 1, August 31, 2021
- g. A-202.01 – Elevations, February 24, 2021, Revision 1, August 31, 2021
- h. A-501.01 – Steel Structure Details, February 24, 2021, Revision 1, August 31, 2021
- i. A-901.00 – Site Photographs, dated February 24, 2021
- j. A-902.01 – Site Renderings, dated August 31, 2021

A review of the above documents results in the following comments for Board's consideration.

A. General Information / Cover Sheet (Sheet G101.01)

1. The proposed outdoor dining area is conditionally permitted and subject to the requirements of §LU-124.13 of the township Ordinance. The applicant should provide operational testimony to confirm compliance with the restrictions relative to hours of operation and outdoor speakers/music contained within the conditional use standards.
2. I defer to the Board's planer for a review of variances required for the application, but note the following with respect to the existing conditions on the site:
 - a. The existing structure does not conform to the required front yard setbacks on both of the front yards applicable to the lot. The proposed enclosure over the existing patio is attached to the structure on both of the front yard elevations and will therefore increase the non-conformities for both of the front yard setbacks.
 - b. The existing improvements on the property exceed the allowable lot coverage where 40% is permitted and 64.28% exists. The proposed improvements result in a minimal increase to the existing lot coverage of 146 square feet, resulting in a proposed lot coverage of 64.84%. The project qualifies as an exempt development under the township's Stormwater Management Ordinance, §LU-146.2, as the proposed disturbance and increase in impervious surface does not exceed 1,000 square feet and 400 square feet, respectively.
3. The zoning district boundaries should be added to the map indicating properties within 200' of the proposed work.
4. The Building Characteristics Table should address an apparent discrepancy between the floor areas listed for the largest floor and the second floor.

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5. The Zoning Information Schedule should be revised to address the following:
 - a. The Side Yard requirements should note a 20' minimum and 50' aggregate requirement. The side yards on the subject property do not abut residential uses or zones. I concur that the existing and proposed side yards are compliant for the zone.
 - b. The Minimum Floor Area requirement should be corrected to 650 square feet.
 - c. The proposed front yard setbacks should be adjusted to account for the setback of the proposed patio enclosure.
- B. Site Plan (Sheet C101.01)
 1. Additional details related to the existing parking lot improvements should be detailed on the plan to provide dimensions for the parking stalls, drive aisles, and setbacks of the parking areas to the nearest property line.
 2. The traffic striping in the parking lot should be depicted to represent existing conditions including the hairpin striping at the parking spaces, and stop bars / directional arrows within the parking lot.
 3. I note that the existing parking lot encroaches the front yard, which constitutes a variance per §LU-151.2.c of the Township Ordinance.
 4. Setback dimensions for the proposed canopy over the patio should be included on the plan.
 5. Additional detail is requested with respect to the calculation for the required parking:
 - a. The applicant should provide clarification on how the 858 square feet listed in the parking calculation was computed, and confirm if the area is inclusive of the outdoor patio area.
 - b. The applicant should also provide a seat count of the indoor and outdoor dining areas to verify that the 1 space / 2.5 seat standard, per §LU-151.1.c, does not provide a higher parking requirement than the 1 space / 60 SF of seating area.
 - c. The parking calculation does not provide a parking requirement for the proposed office on the second-floor addition.
 6. The applicant should indicate if they intend to provide reserved / assigned parking spaces for the proposed apartments. If assigned / reserved parking spaces are proposed, details of the proposed signage or markings to designate the spaces should be included on the plans.
 7. The exterior covered steps enclosed within the proposed addition on the westerly side of the building appears to require a modification to the walkway for access which should be

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reflected on the site plan. Any alteration of the walkway should be reflected in the lot coverage calculations as necessary.

8. The required sight triangle, per §LU-157, should be illustrated at the corner of the Mountain Avenue / Valley Road intersection.
9. The existing landscaping along the Valley Road and Mountain Avenue front yards should be shown on the plans. The applicant should provide testimony and/or demonstrate that the footings for the columns needed for the proposed patio enclosure can be constructed without impacting the existing landscaping screen on the property. I recommend, as a condition of any approval granted by the Board, that the applicant be required to maintain the existing vegetative screen and replace any landscaping impacted by the proposed construction to maintain the existing landscape buffer.
10. The plans do not propose any additional landscaping on the property as a part of this application.

C. Architectural Floor Plans (Sheets A-111.01, A121.01, A141.01)

1. The first-floor plan should delineate the seating area within the restaurant and provide the seating layout to clarify the comments pertaining to determining the appropriate parking requirement for the site as indicated on the Site Plan.

D. Architectural Elevations (Sheets A-201.01, A-202.01)

1. The height of the building, as defined in §LU-111, is determined from the lowest ground elevation around the foundation to the high point of the roof structure and not the average grade as indicated. I note that the plans indicate a building height of 28' 9", which is well within the maximum allowable building height of 35 feet. Adjustment to the lowest elevation along the foundation will not affect compliance with the building height requirements given the nature of the existing grading around the structure.
2. The applicant is proposing two building-mounted signs as part of this application. One sign, measuring 1'0" high by 4'6" wide (4.5 SF), is proposed over the existing entrance door on the northern side of the building. A second sign, measuring 2'0" high by 8'0" wide (16 SF) is proposed on the westerly side of the structure at the second-story level within the proposed addition for the access stairs. Both signs propose gooseneck style accent lighting directed downward on the sign face. No changes are proposed to the ground sign located along the northerly side of the site.
 - a. The application requires a variance for the number of signs permitted on the structure, where two signs are proposed and one wall sign is permitted, per §LU-155.7.a.

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- b. The two signs conform to §LU-155.7.a for the maximum allowable sign size.
 - c. Testimony should be provided to detail the type of lighting proposed within the fixtures, and indicate the days / times when the signs will be illuminated.
3. The applicant should indicate how lighting in the exterior stairwell, contained within the proposed addition on the westerly side of the building, will be addressed.

E. Steel Structure Details (Sheet A-501.01)

1. The applicant should provide detail on the type of materials proposed for the modified landscape wall and frame piers, and confirm that the materials used will be similar / complementary to the proposed façade materials on the existing building.

I reserve the right to provide additional comment, as necessary, on any supplemental information received through testimony and/or submission of revised application materials.

If you have any questions on the comments contained herein, please contact me.

Very Truly Yours,



Mark Kataryniak, PE, PTOE
Ferriero Engineering, Inc.