



March 2, 2021

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

**RE: Borough of Wharton – Technical Review  
Site Plan & Use Variance Application  
Klein Outdoor Advertising, LLC  
320 Route 15 (Block 801, Lot 7.01)  
CHA Project # 33912-2020**

Dear Ms. Craven:

The applicant, Klein Outdoor Advertising, has applied for a Site Plan and Use Variance Approval for the installation of an electronic billboard on the Townsquare Diner property. The site is currently developed with the restaurant building and associated parking spaces and is in the Regional Business District (B-2). The property was included with the 2015 application with the adjacent Bob's Discount Furniture Store (Morris Ventures LLC). The 2015 resolution of approval included driveway interconnection improvements and sign improvements on the subject property. The only improvement shown on the submitted plans is the electronic billboard.

Our office has received and reviewed the following items:

- Cover Letter and application package, completed by Day Pitney LLP
- Plan titled "Survey of Property", prepared by DPK Consulting, dated 7/24/15
- Site plan drawings titled, "Preliminary & Final Site Plan for Klein Outdoor Advertising LLC, Proposed Billboard Sign" as prepared by Tiago Duarte, PE of Dynamic Engineering, dated 12/20/20 including:
  - Sheet1 Cover Sheet
  - Sheet 2 Aerial Map
  - Sheet 3 Site Plan
- Cover Letter from Day Pitney dated 2/10/21 with attached "Lighting Study" dated 1/27/21
- Traffic Letter prepared by Dynamic Traffic dated 2/9/21

We have reviewed the submittal package for conformance with the Wharton Land Use and Development requirements and offer the following comments:

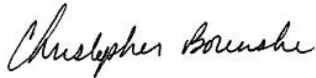
1. The following additional approvals are anticipated:
  - a) Morris County Planning Board
  - b) NJDOT – Active Permit List was submitted with application
  - c) Wharton Police Department (Applicant shall provide testimony regarding Title 39)
  - d) Wharton Fire Department
  - e) Wharton Construction Department including structural design by a licensed engineer
2. All Variances and Waivers shall be listed by ordinance section on the plans.

3. The submitted survey dated 2015 does not show the current site conditions pertaining to access driveways to the adjacent property and the site signage. Applicant shall confirm that boundary information on the survey has not changed.
4. The Site Plan sheet shall be updated to show current existing traffic signage throughout the site. A number of traffic signs were include on the approved site plan for the Bob's Discount Furniture; these signs are not labeled on the plan, including but not limited to the "No Left Turn" sign at the exit onto Route 15 South.
5. Site plan shall be updated to show current freestanding identification signs on the site.
6. Applicant shall provide testimony regarding the operation and maintenance of the proposed billboard sign, including frequency of display change and access requirement. Testimony regarding maintenance shall also include the types of equipment / vehicles and space required.
7. Various easements are shown on the Site Plan. The sight triangle and sight triangle easement shall be labeled.
8. Wharton Ordinance § 165-65.B(1) "Off-Street Parking" presents parking requirements as 1 space / 3 seats for restaurants. The 1986 resolution of approval for the diner presents a total of 170 patrons, which results in a required parking of 57 spaces. Applicant shall confirm number of restaurant seats, including the outdoor patio area. Parking calculations shall be included on the Site Plan. The total number existing parking spaces appears to be 79; parking space count shall be verified.
9. The number of parking spaces along the front side of the building are labeled as 8 spaces. However, it appears that there are only 6 spaces, including two accessible spaces.
10. Based on the number of existing parking spaces (79), the 2010 ADA Standards require a minimum of 4 accessible parking spaces. There appear to be two existing accessible spaces. The existing accessible striping and signage does not meet current standard. The accessible parking spaces shall be updated to conform with current standards.
11. § 165-65.D(4) "Driveways" includes a one-way aisle width of 18-30' for commercial sites. The width dimension of the one-way driveway aisle along the front of the building appears to be less than 18' (existing waiver) and shall be labeled.
12. § 165-65.B(1) "Off-Street Parking" requires a 5' offset to the side and rear line. It appears that the setbacks are less than 5' (existing waiver). Existing parking space offsets shall be labeled on the rear and side lines.
13. § 165-65.E presents requirements for landscaping in parking and loading areas. Section (4) requires 1 shade tree (minimum 2.5" diameter) be provided for every 10 spaces. Applicant shall provide testimony regarding existing site landscape and any proposed improvements.
14. § 165-66 Table 7 presents off-street loading requirements for a restaurant as 1 berth for the first 2,000 SF. No loading area is shown on the Site Plan (Existing Non-Conformity). Applicant shall provide testimony regarding site operation and loading, and any potential impacts with the proposed billboard sign.
15. The Site Plan includes various existing light poles, building mounted lights, and utility pole lights around the site. An existing light is shown underneath the proposed billboard. Applicant shall provide testimony regarding the adequacy of the existing site lighting, the status of the pole under the billboard, and the illumination impacts of the proposed billboard.
  - a) Section § 165-74 states the minimum foot-candle (fc) 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.

16. The source of proposed power to the billboard shall be provide on the plan to demonstrate conduit trench limits. It is not clear if new electric service is proposed for the billboard. Approval of the Soil Conservation District is required for a limit of disturbance over 5,000 square feet.
17. The Site Plan includes a generic detail of the proposed billboard. The Applicant shall provide testimony regarding the visual impact of the billboard on the site and surrounding properties and traffic flow.
18. The billboard location is in close proximity to the existing driveway. Applicant shall provide testimony regarding the sign location and the need for protection of the support column.
19. Applicant shall provide testimony regarding the subject material of the submitted traffic study letter. A list of Active Permits from NJDOT date 5/13/2020 was included in the application package. Applicant shall provide any additional information regarding the approved NJDOT permit for the billboard.

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

Sincerely,



Christopher Borinski, PE  
Project Manager

CC: Alan Zakin, Board Attorney  
Jessica Caldwell, Board Planner

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