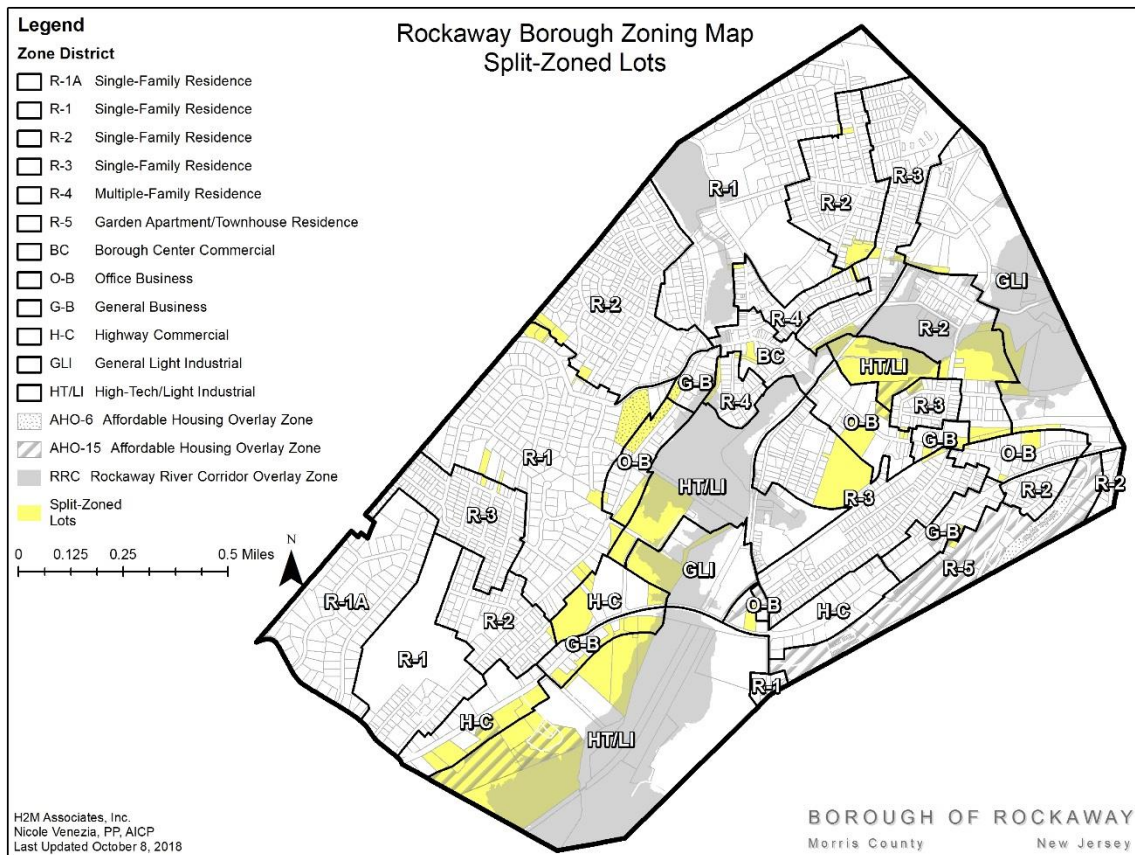


Appendix C: Split-Lot Zoning Recommendations



Appendix C: Split-Lot Zoning Recommendations

Appendix C: Split-Lot Zoning Recommendations

Location	
Block	12
Lot	10
Address	121-123 Maple Avenue
Tax Class	Class 2: Residential
Zones	1. R-2 2. R-3 (majority of property)
Notes	2 single-family homes on one lot
Recommendation	Re-zone entirely in the R-3 zone.



Location	
Block	12
Lot	11
Address	119 Maple Avenue
Tax Class	Class 2: Residential
Zones	1. R-2 2. R-4 (majority of property)
Notes	
Recommendation	Re-zone entirely in the R-4 zone.



Appendix C: Split-Lot Zoning Recommendations


Location	
Block	12
Lot	18
Address	64 Halsey Avenue
Tax Class	Class 2: Residential
Zones	1. R-1 (majority of property) 2. R-2
Notes	
Recommendation	Re-zone entirely in the R-1 zone or facilitate sale of rear portion to adjacent property owner.



Location	
Block	12
Lot	3
Address	21-25 Union Street
Tax Class	Class 15C: Public Property
Zones	1. R-2 (majority of property) 2. R-3
Notes	Parcel owned by Rockaway Borough; location of the Recycle Center/DPW Yard, and Community Center
Recommendation	Keep split-lot zoning in R-2 and R-3 zones.

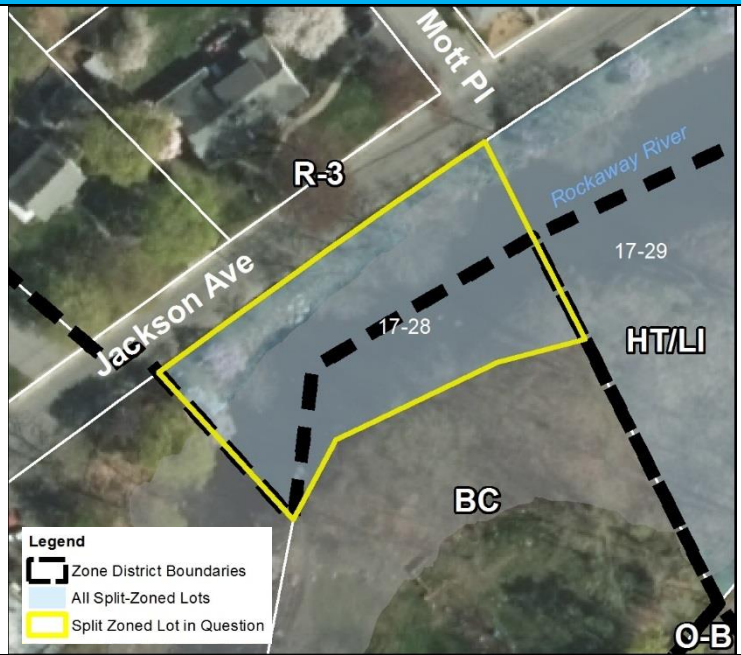


Appendix C: Split-Lot Zoning Recommendations

Location	
Block	14
Lot	24
Address	18 Union Street
Tax Class	Class 15C: Public Property
Zones	1. GLI (majority of property) 2. R-3
Notes	Parcel owned by Rockaway Borough; View from Union St.: 
Recommendation	Keep split-lot zoning because of flag lot configuration over the RR line.

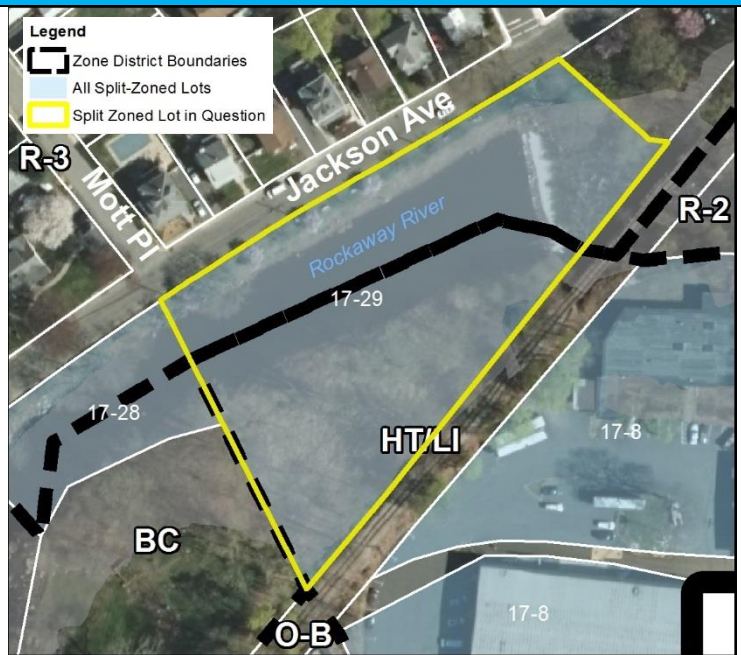


Location	
Block	17
Lot	28
Address	Jackson Avenue
Tax Class	Class 15C: Public Property
Zones	1. B-C 2. R-3 3. RRC Overlay
Notes	Parcel owned by Rockaway Borough; on the bank of the Rockaway River
Recommendation	Re-zone entirely in the newly proposed Park (P) zone.

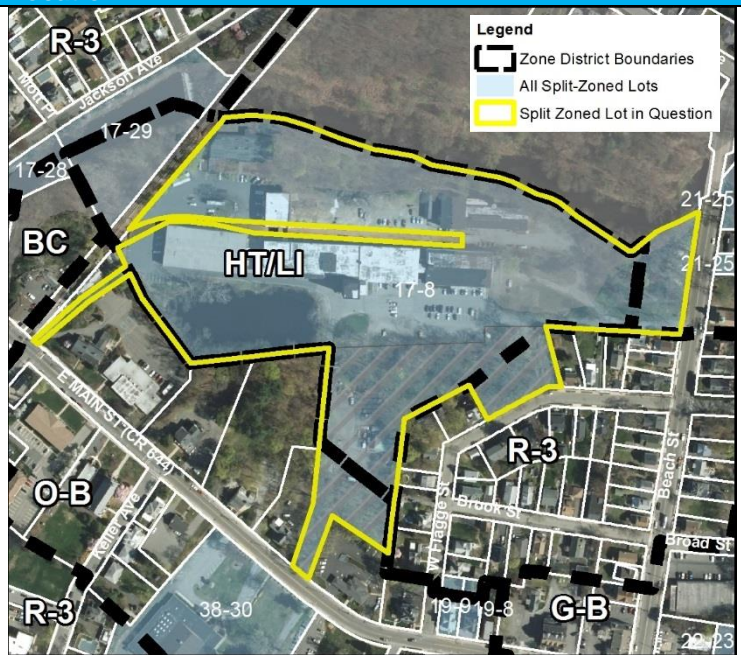


Appendix C: Split-Lot Zoning Recommendations

Location	
Block	17
Lot	29
Address	Jackson Avenue
Tax Class	Class 15C: Public Property
Zones	1. HT/LI 2. R-3 3. RRC Overlay
Notes	Parcel owned by Rockaway Borough; on the bank of the Rockaway River
Recommendation	Re-zone entirely in the newly proposed Park (P) zone.

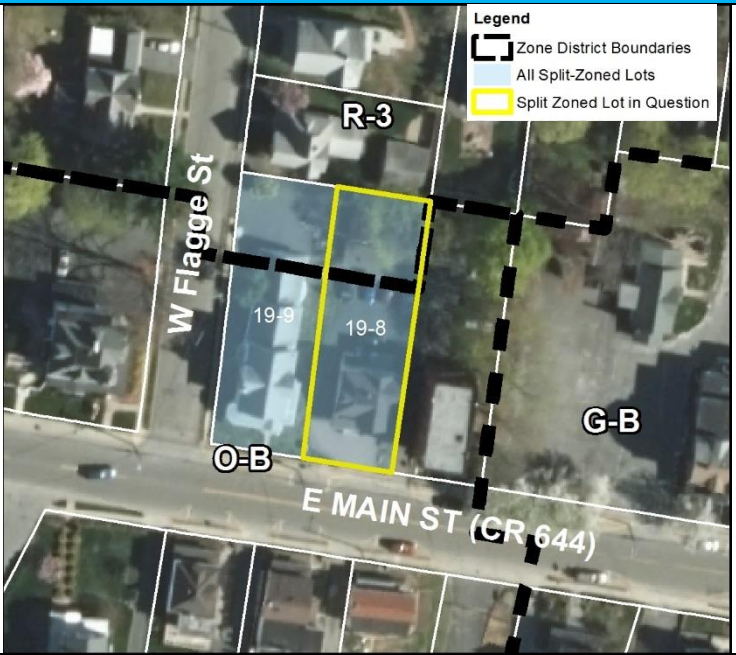


Location	
Block	17
Lot	8
Address	114 Beach Street
Tax Class	Class 4A: Commercial
Zones	1. HT/LI (majority of property) 2. O-B 3. R-3 4. RRC Overlay (partially) 5. AHO-15 (partially)
Notes	Known locally as 114 Beach Street
Recommendation	Keep split-lot zoning to encourage subdivision of land.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	19
Lot	8
Address	144 E. Main Street
Tax Class	Class 4A: Commercial
Zones	1. O-B (majority of property) 2. R-3
Notes	Marilyn's Flower Shop
Recommendation	Re-zone entirely in the O-B zone.



Location	
Block	19
Lot	9
Address	140 E. Main Street
Tax Class	Class 2: Residential
Zones	1. O-B (majority of property) 2. R-3
Notes	
Recommendation	Re-zone entirely in the O-B zone.

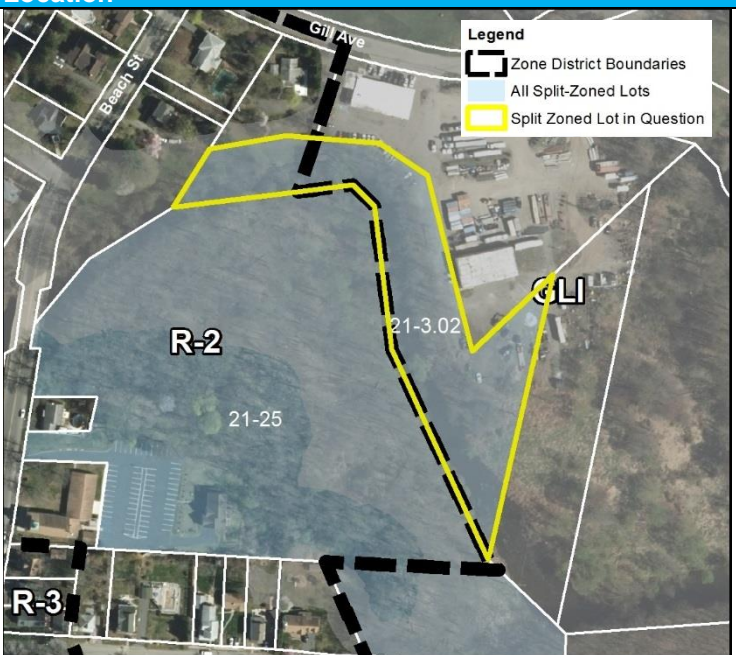


Appendix C: Split-Lot Zoning Recommendations

Location	
Block	21
Lot	25
Address	Beach Street
Tax Class	Class 15C: Public Property
Zones	1. R-2 (majority of property) 2. GLI 3. RRC Overlay (partially)
Notes	
Recommendation	Re-zone entirely in the R-2 zone.



Location	
Block	21
Lot	3.02
Address	?
Tax Class	?
Zones	1. R-2 2. GLI (majority of property) 3. RRC Overlay (partially)
Notes	Rockaway River
Recommendation	Re-zone entirely in the newly created Park (P) zone.

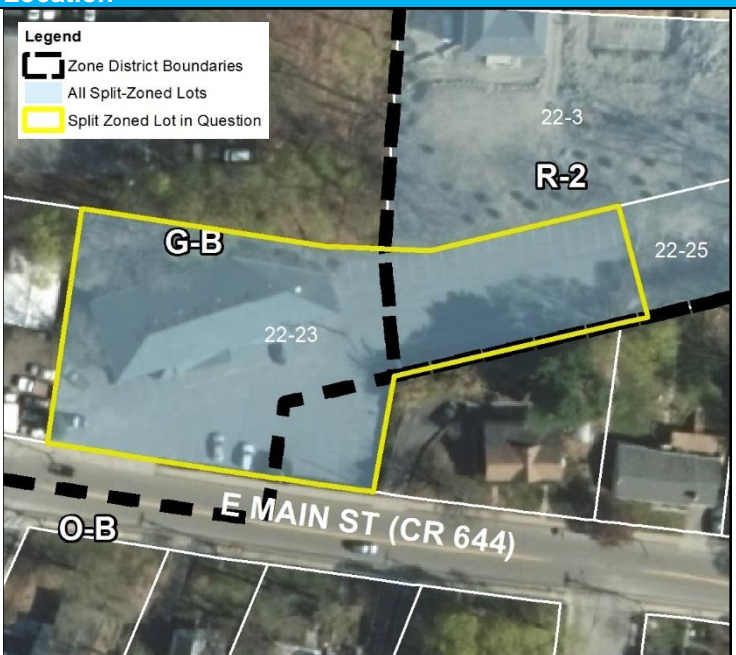


Appendix C: Split-Lot Zoning Recommendations

Location	
Block	22
Lot	14
Address	280 E. Main Street
Tax Class	Class 4C: Apartments
Zones	1. O-B (majority of property) 2. GLI
Notes	Village Green Apartments
Recommendation	Re-zone entirely in the O-B zone.




Location	
Block	22
Lot	23
Address	200 E. Main Street
Tax Class	Class 4A: Commercial
Zones	1. G-B (majority of property) 2. O-B 3. R-2
Notes	Multi-tenant office building
Recommendation	Re-zone entirely in the G-B zone.

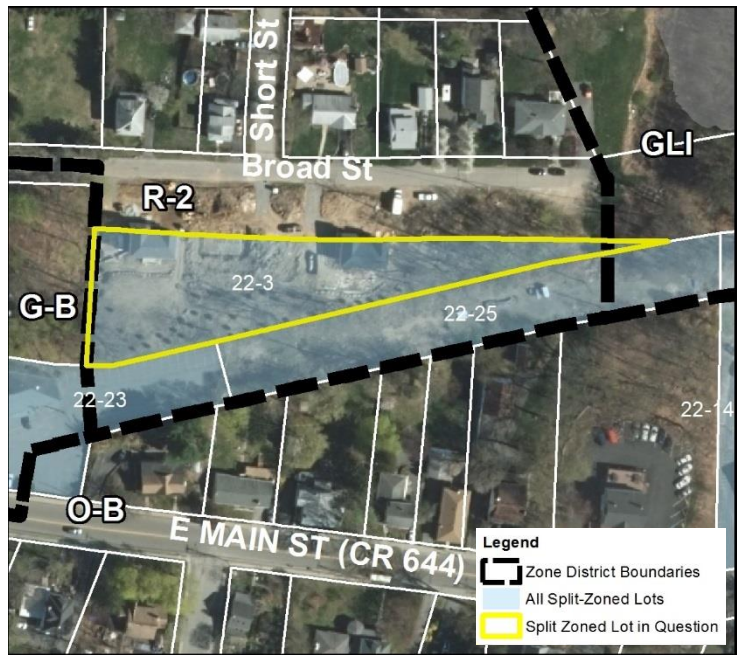


Appendix C: Split-Lot Zoning Recommendations

Location	
Block	22
Lot	25
Address	RR Right of Way
Tax Class	Class 1: Vacant
Zones	1. R-2 (majority of property) 2. GLI
Notes	
Recommendation	Re-zone entirely in the R-2 zone.

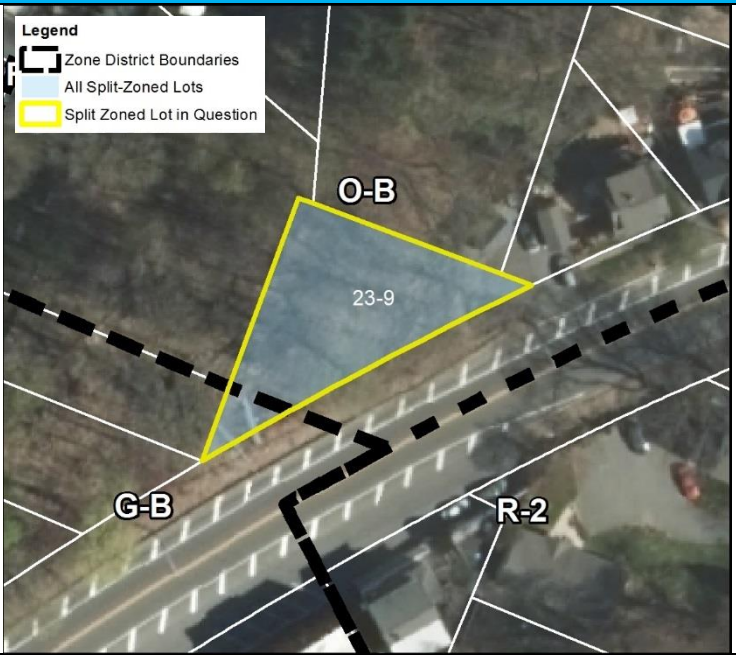


Location	
Block	22
Lot	(former) 3
Address	44, 48, & 52 Broad Street
Tax Class	Class 2: Residential
Zones	1. R-2 (majority of property) 2. GLI
Notes	 now built as Block 22, Lots 3.01, 3.02, & 3.03; Boro should check subdivision plans
Recommendation	Re-zone entirely in the R-2 zone.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	23
Lot	9
Address	Route 46
Tax Class	Class 1: Vacant
Zones	1. O-B (majority of property) 2. G-B
Notes	Billboard located here
Recommendation	Re-zone entirely in the O-B zone.



Location	
Block	31
Lot	16
Address	Van Duyne Avenue
Tax Class	Class 15C: Public Property
Zones	1. G-B (majority of property) 2. R-5 3. AHO-15
Notes	
Recommendation	Re-zone entirely in the R-5 zone.

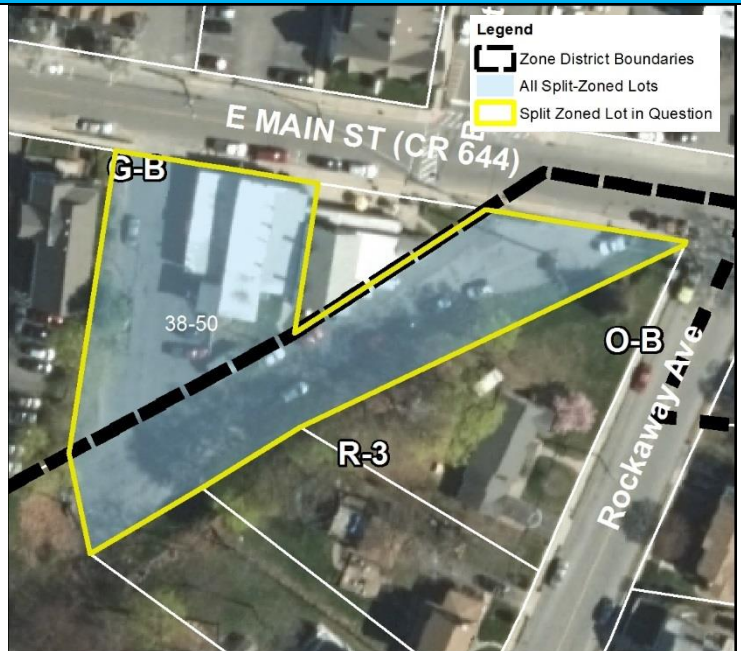


Appendix C: Split-Lot Zoning Recommendations

Location	
Block	38
Lot	30
Address	81 E. Main Street
Tax Class	Class 15A: Public School
Zones	1. O-B 2. R-3 (majority of property)
Notes	
Recommendation	
Re-zone entirely in the O-B zone.	



Location	
Block	38
Lot	50
Address	175 E. Main Street
Tax Class	Class 4A: Commercial
Zones	1. G-B 2. R-3
Notes	Smith's Tavern
Recommendation	
Re-zone entirely in the G-B zone.	



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	40.01
Lot	39
Address	295 Route 46
Tax Class	Class 4A: Commercial
Zones	1. R-2 2. H-C (majority of property)
Notes	Rockaway Plaza Shopping Center
Recommendation	Re-zone entirely in the H-C zone.



Location	
Block	40.01
Lot	71.01
Address	375 W. Main Street
Tax Class	Class 2: Residential
Zones	1. R-1 (majority of property) 2. H-C
Notes	
Recommendation	Re-zone entirely in the R-1 zone.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	40.01
Lot	72.01
Address	361 W. Main Street
Tax Class	Class 2: Residential
Zones	1. R-1 (majority of property) 2. H-C
Notes	
Recommendation	Re-zone entirely in the R-1 zone.



Location	
Block	40.01
Lot	76.04
Address	1 Mannino Drive
Tax Class	Class 15D: Charitable
Zones	1. R-1 (majority of property) 2. H-C
Notes	Islamic Center of Morris County
Recommendation	Re-zone entirely in the R-1 zone.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	40
Lot	37.03
Address	215 Route 46
Tax Class	Class 4A: Commercial
Zones	1. H-C (majority of property) 2. O-B
Notes	McDonald's with no driveway access to Franklin Ave.
Recommendation	Keep split-lot zoning to encourage subdivision of land.

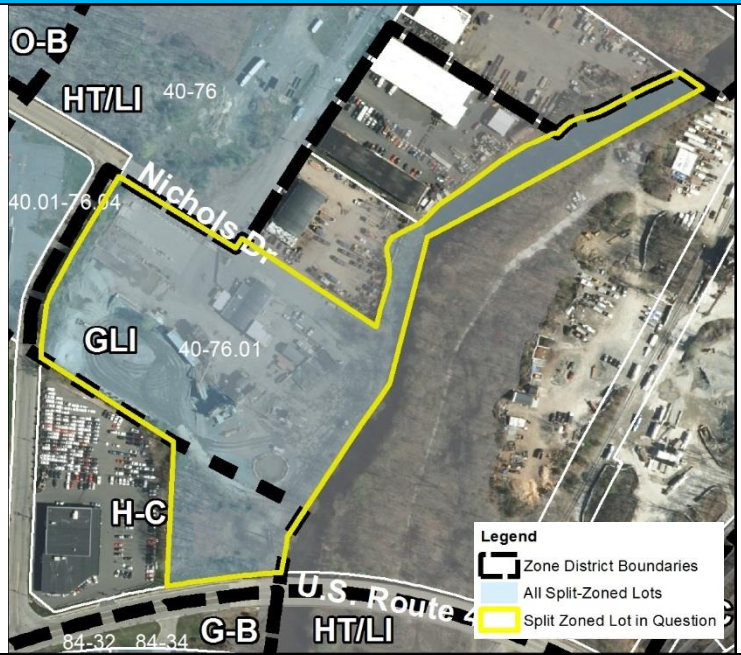


Location	
Block	40
Lot	76
Address	311 W. Main Street
Tax Class	Class 1: Vacant Land
Zones	1. HT/LI (majority of property) 2. O-B 3. RRC Overlay (partially)
Notes	Now developed with flex industrial space in HT/LI zone portion only
Recommendation	Keep split-lot zoning to encourage subdivision of land.

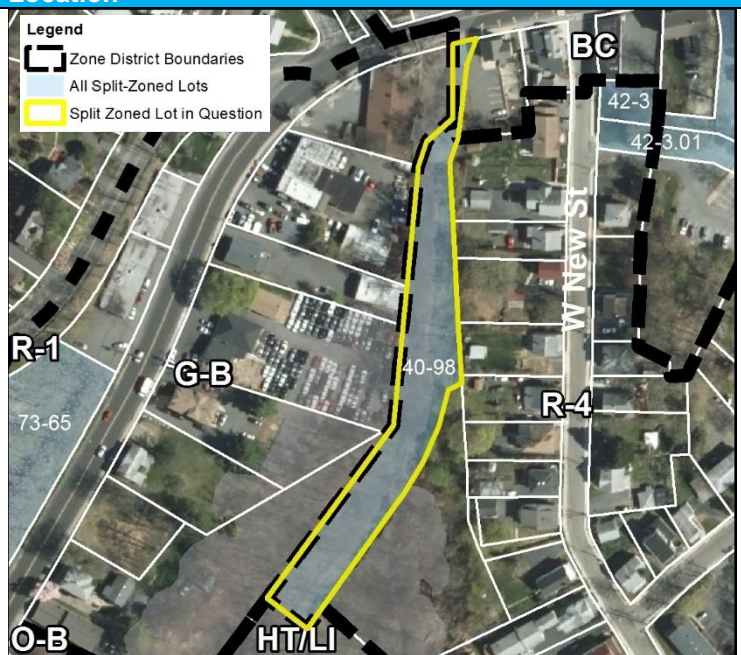


Appendix C: Split-Lot Zoning Recommendations

Location	
Block	40
Lot	76.01
Address	311 W. Main Street
Tax Class	Class 4A: Commercial
Zones	1. GLI (majority of property) 2. H-C 3. RRC Overlay (partially)
Notes	Weldon Asphalt Co.
Recommendation	Keep split-lot zoning to encourage subdivision of land.



Location	
Block	40
Lot	98
Address	W. Main Street
Tax Class	Class 15C: Public Property
Zones	1. R-4 (majority of property) 2. B-C 3. RRC Overlay
Notes	Owned by Rockaway Borough; Fox's Brook
Recommendation	Re-zone entirely in the newly proposed Park (P) zone.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	42
Lot	3
Address	55-57 W. Main Street
Tax Class	Class 4A: Commercial
Zones	1. R-4 2. B-C (majority of property)
Notes	Former PNC Bank property that is currently for sale
Recommendation	Re-zone entirely in the B-C Zone.



Location	
Block	42
Lot	3.01 (additional lot to Lot 3)
Address	55-57 W. Main Street
Tax Class	Class 4A: Commercial
Zones	1. R-4 2. B-C (majority of property)
Notes	Former PNC Bank property that is currently for sale
Recommendation	Re-zone entirely in the B-C Zone.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	46
Lot	13
Address	81 Wall Street
Tax Class	Class 2: Residential
Zones	1. R-1 2. R-4 (majority of property)
Notes	
Recommendation	Re-zone entirely in the R-4 Zone.



Location	
Block	51
Lot	2
Address	57 White Meadow Avenue
Tax Class	Class 2: Residential
Zones	1. R-1 2. R-2 (majority of property)
Notes	
Recommendation	Re-zone entirely in the R-2 Zone.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	72.04
Lot	18
Address	193A Mt. Pleasant Avenue
Tax Class	Class 2: Residential
Zones	1. R-1 2. R-2 (majority of property)
Notes	
Recommendation	Keep split-lot zoning because of flag lot configuration.



Location	
Block	72.04
Lot	19
Address	193 Mt. Pleasant Avenue
Tax Class	Class 1: Vacant
Zones	1. R-1 2. R-2 (majority of property)
Notes	
Recommendation	Keep split-lot zoning because of flag lot configuration.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	72.04
Lot	20.01
Address	219 Mt. Pleasant Avenue
Tax Class	Class 2: Residential
Zones	1. R-1 (majority of property) 2. R-2
Notes	
Recommendation	Re-zone entirely in the R-1 Zone.

Location	
Block	72.04
Lot	20.02
Address	217 Mt. Pleasant Avenue
Tax Class	Class 2: Residential
Zones	1. R-1 (majority of property) 2. R-2
Notes	
Recommendation	Re-zone entirely in the R-1 Zone.

Appendix C: Split-Lot Zoning Recommendations

Location	
Block	72
Lot	10
Address	149 Mt. Pleasant Avenue
Tax Class	Class 2: Residential
Zones	1. R-1 2. R-2 (majority of property)
Notes	
Recommendation	Keep split-lot zoning because of flag lot configuration.



Location	
Block	73.04
Lot	20
Address	94 Farview Road
Tax Class	Class 2: Residential
Zones	1. R-1 (majority of property) 2. R-3
Notes	
Recommendation	Keep split-lot zoning because of odd lot configuration.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	73.04
Lot	25
Address	82 Farview Road
Tax Class	Class 2: Residential
Zones	1. R-1 (majority of property) 2. R-3
Notes	Lot is adjacent to 'Valleyview Road Extension', which may be a private roadway
Recommendation	Keep split-lot zoning to encourage subdivision.



Location	
Block	73
Lot	37.02
Address	43 William Drive
Tax Class	Class 2: Residential
Zones	1. R-1 (majority of property) 2. O-B
Notes	
Recommendation	Re-zone entirely in the R-1 Zone.

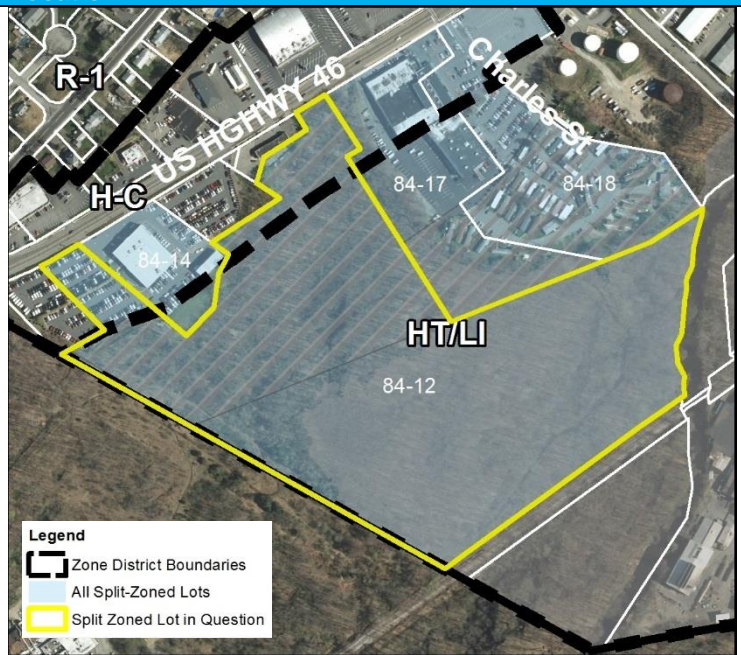


Appendix C: Split-Lot Zoning Recommendations

Location	
Block	73
Lot	65
Address	W. Main Street / 74 Mt. Pleasant Avenue
Tax Class	Class 2: Residential
Zones	<ol style="list-style-type: none"> 1. R-1 (majority of property) 2. O-B 3. G-B 4. AHO-6 Overlay
Notes	Current RPM development application
Recommendation	Keep split-lot zoning because existing zone boundaries follow topography.



Location	
Block	84
Lot	12
Address	400 Route 46
Tax Class	Class 1: Vacant
Zones	<ol style="list-style-type: none"> 1. H-C 2. HT/LI (majority of property) 3. RRC Overlay 4. AHO-6 Overlay
Notes	Dover Dodge and vacant land
Recommendation	Keep split-lot zoning to encourage subdivision.

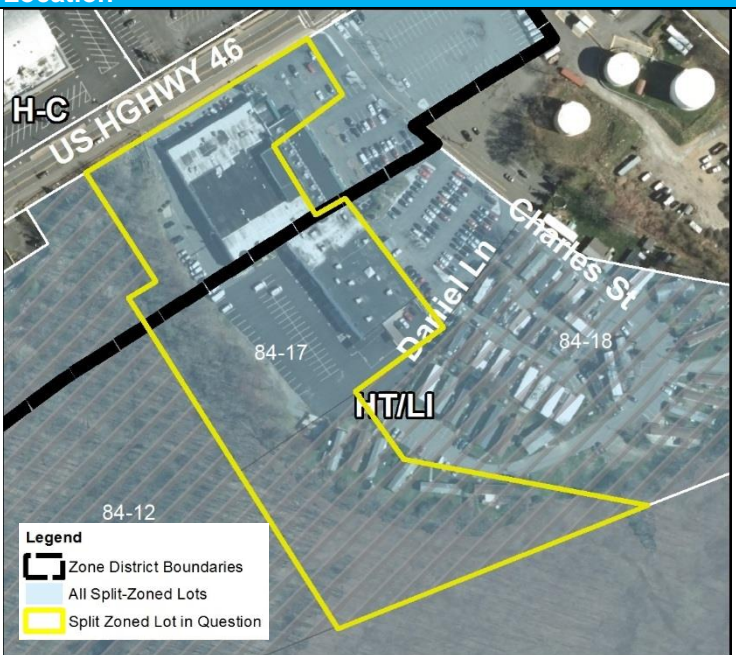


Appendix C: Split-Lot Zoning Recommendations

Location	
Block	84
Lot	14
Address	396 Route 46
Tax Class	Class 4A: Commercial
Zones	1. H-C (majority of property) 2. HT/LI
Notes	Dover Dodge
Recommendation	Re-zone entirely in the H-C Zone.



Location	
Block	84
Lot	17
Address	350 Route 46
Tax Class	Class 4A: Commercial
Zones	1. H-C 2. HT/LI (majority of property) 3. RRC Overlay 4. AHO-6 Overlay
Notes	Boro Plaza Shopping Center and homes
Recommendation	Re-zone entirely in the H-C Zone.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	84
Lot	18
Address	346 Route 46
Tax Class	Class 4A: Commercial
Zones	1. H-C 2. HT/LI (majority of property) 3. RRC Overlay 4. AHO-6 Overlay
Notes	Med Express and homes
Recommendation	Re-zone entirely in the H-C Zone.

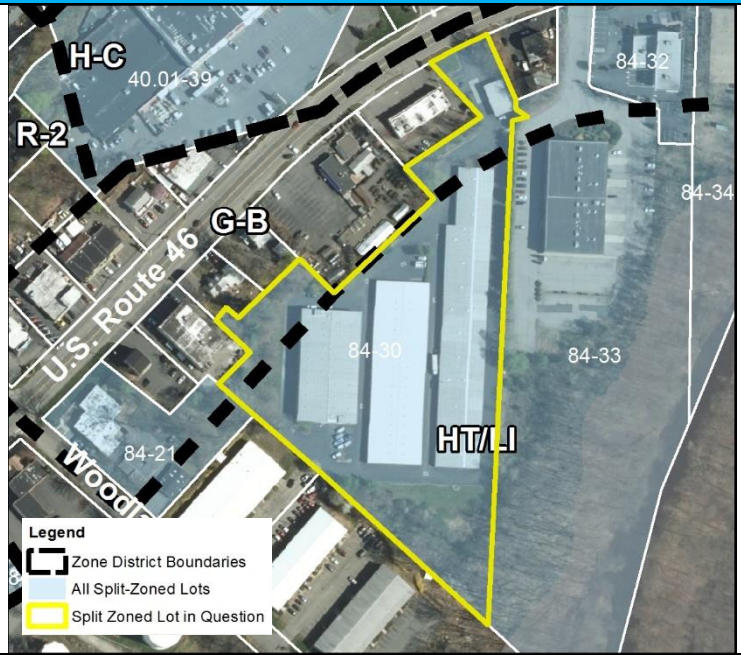


Location	
Block	84
Lot	21
Address	328 Route 46
Tax Class	Class 4A: Commercial
Zones	1. G-B (majority of property) 2. HT/LI
Notes	Rockaway Animal Hospital
Recommendation	Re-zone entirely in the G-B Zone.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	84
Lot	30
Address	282 Route 46
Tax Class	Class 4A: Commercial
Zones	1. G-B 2. HT/LI (majority of property) 3. RRC Overlay
Notes	Public Storage
Recommendation	Keep split-lot zoning because of flag lot configuration.

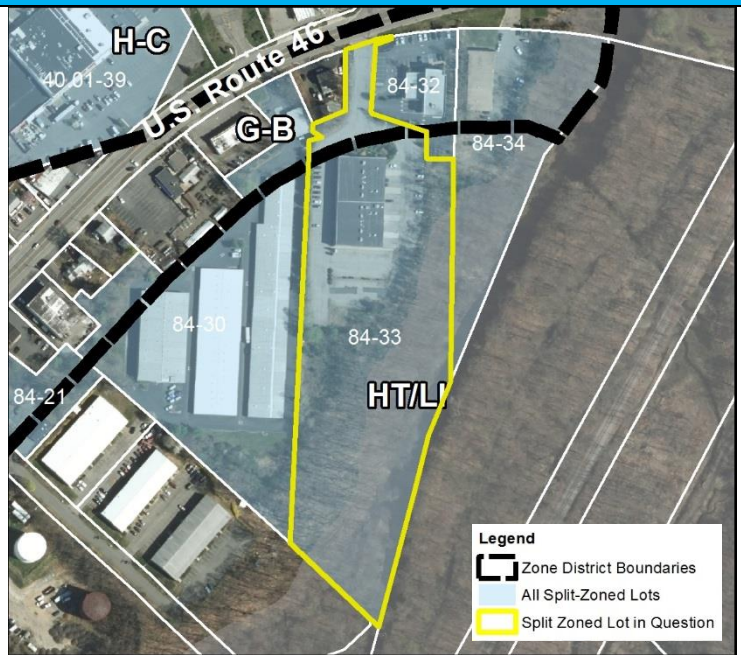


Location	
Block	84
Lot	32
Address	272 Route 46
Tax Class	Class 4A: Commercial
Zones	1. G-B 2. HT/LI (majority of property)
Notes	Fulton Bank office building
Recommendation	Re-zone entirely in the G-B Zone.



Appendix C: Split-Lot Zoning Recommendations

Location	
Block	84
Lot	33
Address	270 Route 46
Tax Class	Class 4A: Commercial
Zones	1. G-B 2. HT/LI (majority of property)
Notes	Rockaway River Industrial Park
Recommendation	Keep split-lot zoning because of flag lot configuration.



Location	
Block	84
Lot	34
Address	266 Route 46
Tax Class	Class 4A: Commercial
Zones	1. G-B 2. HT/LI
Notes	Good Year Tire
Recommendation	Re-zone entirely in the G-B Zone.

