



February 3, 2023

Ms. Janice Talley, PP, AICP
Director of Planning and Community Development
Township of Montclair
205 Claremont Avenue
Montclair, New Jersey 07042

Re: Minor Subdivision & Conceptual
New House Site Plan – 509 Park Street, LLC
509 Park Street
Block 2710, Lot 29
Township of Montclair
Our File No. MTES-160

Dear Ms. Talley:

We are in receipt of the following documents for the above referenced application:

- Plan set consisting of nine (9) sheets entitled, “Preliminary and Final Minor Subdivision prepared 509 Park Street, LLC, Block 2710, Lot 29, Township of Montclair, Essex County, New Jersey”, dated December 14, 2022, prepared by Petry Engineering, LLC.
- Application for Development, received by the Township December 29, 2022.

Based on our review of the above referenced documents, we offer the following:

General

1. The Applicant/Owner in this matter is:

509 Park Street, LLC
509 Park Street
Montclair, New Jersey 07043

This information is requested to be provided on the plans. The Township shall be notified of any change in the above referenced information.

2. The subject site is a developed lot located on the east side of Park Street across from the intersection with Glenwood Road. The property is located within the R-1 Residential Zone district and contains 66,740 square feet.

The property is rectangular in shape and is encumbered by steep slopes. An existing home is located in the center portion of the property and accessed by a driveway off of Park Street.

The site contains a detached garage, pool, walls, fountain, green house, etc. sprawling throughout the parcel.

3. The applicant is proposing the following:
 - Subdivision of the parcel, Lot 29 into three (3) lots, proposed as Lot 29.01, 29.02 and 29.03. Lot 29.01 would contain 15,460 square feet, Lot 29.02 would contain 33,318 square feet and the existing home and Lot 29.03 would contain 17,962 square feet.
 - Retainage of the existing home, pool, and a portion of the driveway, with a new retaining wall along the north side yard for “center” Lot 29.02.
 - Removal of the detached garage, green house, driveway, etc. on the proposed north new Lot 29.01.
 - Removal of the fountain, walls, etc. on the proposed south new Lot 29.03.
 - Future conceptual development of proposed Lots 29.01 and 29.03 with identical 2 story home with attached two car garage, retaining walls, driveway access off of Park Street, deck and onsite drainage improvements.

The Applicant shall confirm the application before the Township is solely for the Minor Subdivision at this time.

VariANCES

4. The proposed subdivision and conceptual development contain variances, as outlined within the Title Sheet. This includes lot depth deficiencies for proposed Lots 29.01 and 29.02 as well as building width overage of 2.9% for proposed Lot 29.02 (existing home). We defer to the Planner’s Report for the comprehensive listing of variances and non conformities. Once finalized, all shall be provided on the plans.

Soil Movement – Conceptual Design

5. The final engineered design for the subdivided lots would require an estimated total quantity of soil excavation and fill with support calculations. All excess excavation would need to be removed from the site. Any fill brought onto the site would need to be certified as clean in compliance with NJDEP standards. The truck routes would be recommended to be submitted to the Police Department for acceptance.
6. Soil Erosion & Sediment Control plans and details will need to be provided for the future development of Lots 29.01 and 29.03. The lot development will require Hudson, Essex, Passaic (HEPSCD) Soil Conservation District Certification.
7. Prior to any site development of Lots 29.01 and 29.03, silt fencing must be properly installed, embedded into the soil 6 inches and maintained throughout construction. For the disturbance within the steep slope areas, super silt fence may prove warranted along the east rear portion of the subdivided parcels.
8. During construction of Lots 29.01 and 29.03, any soil tracked onto the street will be required to be immediately removed.

The Applicant is reminded the Township will not tolerate any offsite silt and soil tracking. Any breach of silt controls would result in an immediate Stop Work Order being issued until all soil erosion controls are repaired and replaced.

9. Applicable to the future development of Lots 29.01 and 29.03, any roadway, curbing, or storm inlets along the property frontage damaged due to construction activities will be required to be repaired by the applicant to the satisfaction of the Township's Construction and Engineering Departments.

Tree Removal/Preservation – Conceptual Design

10. The future development of Lots 29.01 and 29.03 would require existing tree information, tree removal information and tree replanting information. This would include Lot 29.02 for the required retaining wall construction.

Native tree replanting, soil stabilization of steep slopes and landscaping improvements would need to be addressed for all three (3) parcels.

The tree to be removed within the Park Street Right-of-Way for the driveway for Lot 29.03 would need to be identified and compensated for. The final location and width of the new driveways shall be re-evaluated to minimize tree loss.

Steep Slopes

11. With the development plans for Lots 29.01 and 29.03, the Applicant would be subject to addressing compliance to steep slope Sections 294-5.B, D & H and 294-6.C through J. We note the limit of disturbance as required by Section 294-5B should include the disturbance within Lot 29.02.

Stormwater Management – Conceptual Design

12. The site design for proposed Lots 29.01 and 29.03 is noted as conceptual. The engineer has provided drainage calculations utilizing this conceptual development of each of the two parcels.

The stormwater improvements are calculated from the impervious coverage increase only for Lots 29.01 and 29.03. We would recommend the calculations include the entire impervious coverage and not just the increase of impervious since these are new lots, new homes.

Additionally, Lot 29.02 shall be included in stormwater management improvements since the lot area decrease results in an impervious coverage increase.

The disturbance areas for the entire parcel as a whole and for the lots individually shall be provided to confirm the classification of the development as minor or major.

Stormwater Report and drainage design review comments will be forwarded under separate cover.

13. The future property owners for each lot will be responsible for maintenance of the stormwater management facilities. The stormwater systems are recommended to be inspected at least twice annually, as well as, after every rainfall event greater than 2 inches.
14. During future development of these lots, no runoff from these properties shall adversely affect any adjacent property both during and subsequent to construction. In the event a drainage problem persists, the applicant will be responsible to remedy the matter at his/her own cost.
15. Surface stormwater runoff control shall be revisited for conceptual Lots 29.01 & 29.03 to include swales within the side yards to maintain runoff on the subject property and away from building foundations.

Site Plans – Conceptual Design

16. The fully engineered site designs for Lots 29.01 & 29.03 will require the minimum setbacks proposed, accurate to the tenth, to all structures, driveway, deck, etc.

The applicant should summarize the dimensions of each of the proposed lots. The minimum conforming setbacks between homes should be highlighted, especially the separation distance between the existing home on adjacent lot 30 and the north side building setback on proposed Lot 29.01.

17. The applicant shall summarize the maximum allowable roof ridge calculation and supporting information from the average of the lowest existing or proposed building perimeter grade at 10 foot intervals utilized to define the building height and confirm compliance.
18. All walls within a fully engineered site design, exceeding four (4') feet will require stability calculations and construction details. Post construction certification will be required for all walls four (4') feet and higher.
19. Fall protection for new walls throughout the site would need to be addressed.
20. The fully engineered site plan design would be requested to contain the mapped location for air conditioning units, any generator etc. Additionally, the applicant should present conceptual development including rear pools and associated patios and pool equipment.
21. The proposal for any sump pumps within the final design would need to be addressed.
22. Driveway width, slope and sight distance information for the proposed driveway would need to be addressed.
23. All utilities servicing the new house would need to be addressed on the fully engineered site plan for Lots 29.01 and 29.03.
24. The existing lot contains fencing encroachments onto the neighboring property to the south, lot 28. The stone wall along the frontage is located within the Park Street Right of Way. Lot 28's shed encroaches onto this property (proposed Lot 29.03). These encroachments need to be resolved. The applicant shall address same in testimony and on the plans.

Additionally the plans need to address the modifications required for the front stone wall to accommodate the driveways for Lots 29.01 and 29.03.

25. The applicant shall summarize the front setback analysis and provide separation distances between the homes on the streetscape elevation plan.

26. The applicant shall confirm if the proposed new home provided for the new lots is the actual architectural home that is proposed to be constructed, if the subdivision is approved.
27. The applicant shall clarify which lot is represented on the elevation drawings, particularly due to the topographic conditions which vary for Lots 29.01 and 29.03.
28. The applicant shall address the lack of windows on the provided west elevation.

Minor Subdivision

29. The Tax Assessor would need to confirm the proposed lot numbers and addresses for the subdivided lots.
30. Our Survey Department has reviewed the Minor Subdivision Plan. Attached please find their comments.
31. The applicant shall list all outside agency approvals required for this subdivision.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING



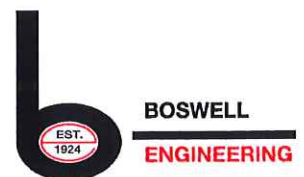
Marisa A. Tiberi, P.E.

MAT/ajf

Attachment

cc: Tommy Scibilia, AICP, Assistant Planner
509 Park Street LLC
Petry Engineering LLC

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Memorandum:

To: Marisa Tiberi Date February 1, 2023
From: Eric Entwistle File Reference: MTES-160
Re: Minor Subdivision Review – 509 Park Street – Township of Montclair

Please be advised that I have reviewed "Minor Subdivision - 509 Park Street – Township of Montclair" prepared by ZL Land Surveying LLC, and Petry Engineering LLC dated 12-15-22 The mapping and geometry of proposed lots form closed figures, check for square footage and appear generally correct.

1. Proposed lot numbering shall be obtained/confirmed by the Township of Montclair Tax Assessor.
2. If the map is to be filed with the County of Essex it must meet the requirements of the New Title Recordation Law, with respect to minor subdivisions. If this is not the intent, then deeds need to be provided to this office for review.
3. The New Jersey County and Regional Planning Enabling Act (40:27-6.2) provides for County review of ALL subdivisions of land within the County as does the Essex County Subdivision Review Resolution (Section II.A.1). All subdivisions that affect county roads or drainage facilities and/or are classified major subdivisions must be submitted to the Department of Planning and Economic Development, Division of Development Review for review and approval.

Initial & Return _____

Signed _____