



MEMORANDUM

TO: Marisa Tiberi P.E.

FROM: Selwyn Joy, P.E.

DATE: February 8, 2023

SUBJECT: Stormwater Management Review
509 Park Street, LLC
509 Park Street
Block 2710, Lot 29
Township of Montclair, New Jersey
Our File No. MTES-160

I have reviewed the following items from the above referenced project:

- Site Plans 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.

As per N.J.A.C. 7:8-1.2, “*Development means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission is required under the municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.*” A disturbance is “*the placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation.*” As per Section 295-2 in the Township Ordinance, a Major Development is any development that results in “*The disturbance of 1/2 acre or more of land since February 2, 2004;*”.

The parcel (Lot 29) is 1.532 acres. In the proposed condition, this lot will be subdivided into three (3) lots. The existing improvements will remain on Proposed Lot 29.02, and new homes are proposed on Lots 29.01 and 29.03. Lots 29.01 and 29.03 have an area totaling 0.767 acres. Based on the infrared imagery, it appears that there have been lot improvements since 2002.

2002 Infrared



2020 Infrared



Therefore, based on the disturbance the application is considered a major development, and the applicant is required to provide all required documentation in accordance with the Township Ordinance, Stormwater Management Regulations (N.J.A.C. 7:8), and all applicable design and modeling standards specified within the New Jersey Stormwater Best Management Practices Manual. Please be advised this includes all required geotechnical testing specified within Chapter 12 of the BMP Manual.

The applicant should submit a Stormwater Management Report and Stormwater Maintenance Manual, which is signed and sealed by a licensed New Jersey professional engineer.

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