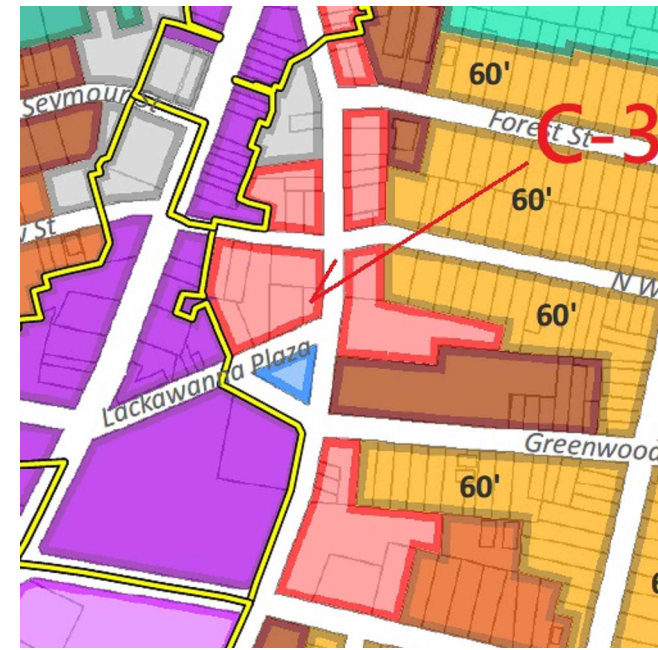


MINOR SITE PLAN

160 GLENRIDGE AVE, MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY (BLOCK 3026 LOT 14)

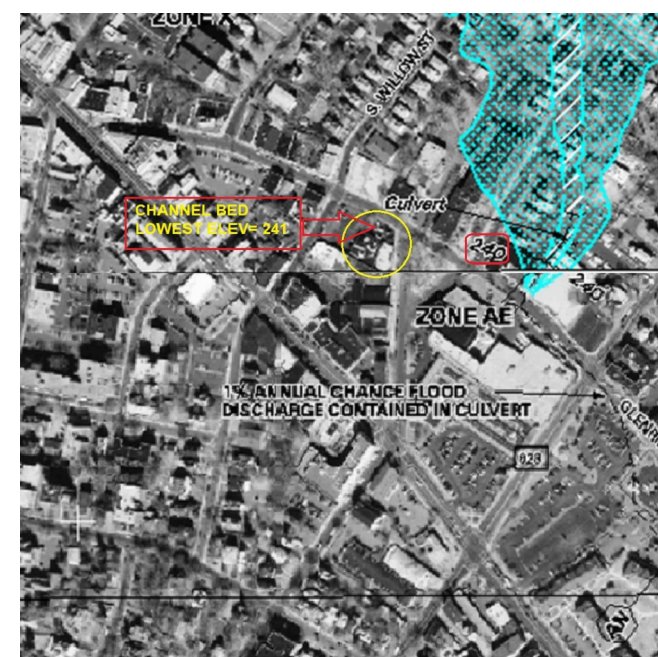
4 LACKAWANNA PLAZA, MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY 07042 (Block 3206 Lot 13)



ZONING MAP
TOWNSHIP OF MONTCLAIR
(NOT TO SCALE)



WATERWAY MAP
NJDEP GEOWEB & COUNTY MAP
(NOT TO SCALE)



FLOOD HAZARD AREA
FEMA MAP JUNE 4, 2007
34013C0014F & 34013C0112F
(NOT TO SCALE)

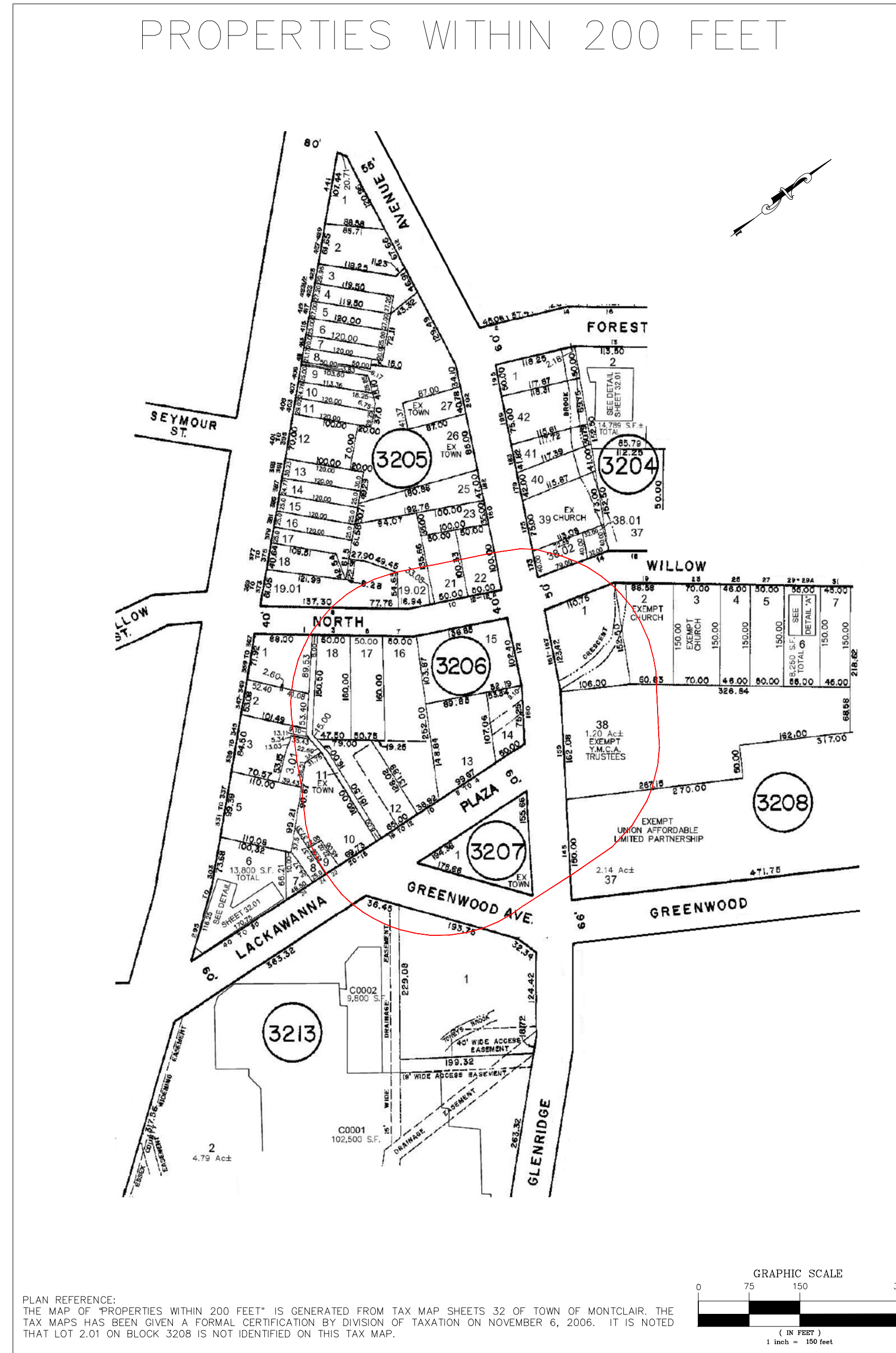
| BLOCK | LOT | LOCATION | OWNER | ADDRESS | CITY, STATE, ZIP |
|-------|-------|---------------------------|-----------------------------------|---------------------------|--------------------------|
| 3204 | 38.02 | 373 GLENRIDGE AVENUE | CRAFTCO | PO BOX330 | MONTCLAIR, NJ 07042 |
| 3204 | 39 | 375 GLENRIDGE AVENUE | MONTCLAIR CHURCH OF CHRIST | 175 GLEN RIDGE AVE | MONTCLAIR, NJ 07042 |
| 3205 | 19.01 | 369-373 BLOOMFIELD AVENUE | MONTCLAIR PROPERTY ASSOCIATES LLC | 7 NO. WILLOW ST STE 8B | MONTCLAIR, NJ 07042 |
| 3205 | 19.02 | 8 NO. WILLOW STREET | ROACH'S TOWING SERVICE INC | 8 NO. WILLOW ST | MONTCLAIR, NJ 07042 |
| 3205 | 21 | 10 NO. WILLOW STREET | EKR ASSOC LLC | 1140 COMMERCE AVE | UNION, NJ 07083 |
| 3205 | 22 | 12 NO. WILLOW STREET | R PROPERTIES LLC | 19 LASALLE RD | MONTCLAIR, NJ 07042 |
| 3206 | 1 | 363-367 BLOOMFIELD AVENUE | PHOENIX PARTNERS MONTCLAIR LLC | 7 NO. WILLOW ST #8B | MONTCLAIR, NJ 07042 |
| 3206 | 10 | 38-20 LACKAWANNA PLAZA | LACKAWANNA EQUITY LLC % ATLANTIC | PO BOX 1762 | MONTCLAIR, NJ 07042 |
| 3206 | 11 | LACKAWANNA PLAZA | TOWNSHIP OF MONTCLAIR | 205 CLAREMONT AVE | MONTCLAIR, NJ 07042 |
| 3206 | 12 | 12-14 LACKAWANNA PLAZA | MONTCLAIR AUTO PROPERTIES, LLC | 330 NO. MIDLAND AVE | SADDLE BROOK, NJ 07863 |
| 3206 | 15 | 372 GLENRIDGE AVENUE | GLEN WILLOW PARTNERS LLC | 7 NO. WILLOW ST STE 8B | MONTCLAIR, NJ 07042 |
| 3206 | 16 | 7 NO. WILLOW STREET | WILLOW STREET PARTNERS LLC | 7 NO. WILLOW ST APT 8B | MONTCLAIR, NJ 07042 |
| 3206 | 17 | NO. WILLOW STREET | LAFAYETTE SQ CONSTRUCTION CO LLC | 7 NO. WILLOW ST | MONTCLAIR, NJ 07042 |
| 3206 | 18 | NO. WILLOW STREET | UNION COURT LLC | 7 NO. WILLOW ST STE 8B | MONTCLAIR, NJ 07042 |
| 3206 | 2 | 347-349 BLOOMFIELD AVENUE | BL YARDS LLC | 7 NO. WILLOW STE 8B | MONTCLAIR, NJ 07042 |
| 3206 | 3 | 339-345 BLOOMFIELD AVENUE | MONTCLAIR UNICORN PARTNERS LLC | 7 NO. WILLOW ST STE 8B | MONTCLAIR, NJ 07042 |
| 3206 | 3.01 | 3A NO. WILLOW STREET | PRESERVATION PARTNERS LLC | 7 NO. WILLOW ST #8B | MONTCLAIR, NJ 07042 |
| 3206 | 9 | 22 LACKAWANNA PLAZA | LACKAWANNA LLC | 20 POINT PLEASANT RD | HOPATCONG, NJ 07843 |
| 3207 | 1 | LACKAWANNA PLAZA | TOWNSHIP OF MONTCLAIR | 205 CLAREMONT AVE | MONTCLAIR, NJ 07042 |
| 3208 | 1 | 161-167 GLENRIDGE AVENUE | GLENRIDGE & NO WILLOW CO INC | 1360 CLIFTON AVE STE 313 | CLIFTON, NJ 07012 |
| 3208 | 2.01 | 9 NORTH WILLOW STREET | REDEEMER CHURCH OF MONTCLAIR | 23 NORTH WILLOW STREET | MONTCLAIR, NJ 07042 |
| 3208 | 37 | 40 GREENWOOD AVENUE | UNION AFFORDABLE LP% CRUM 1520409 | 11810 GRAND PARK AVE #600 | NORTH BETHESDA, MD 20852 |
| 3208 | 38 | 359 GLENRIDGE AVENUE | YMCA | 25 PARK ST | MONTCLAIR, NJ 07042 |
| 3213 | 1 | 3 GREENWOOD AVENUE | ONE GREENWOOD LLC | 76 SO. ORANGE AVE ST 102 | SO. ORANGE, NJ 07079 |
| 3213 | 2 | 1 LACKAWANNA PLAZA | BDP LACKAWANNA LLC | 125 GLENRIDGE AVE. #1347 | MONTCLAIR, NJ 07042 |

NOTE: THE FOLLOWING IS A LIST OF ENTITIES MUST BE PROVIDED NOTICE:
 * ESSEX COUNTY PLANNING BOARD, 800 BLOOMFIELD AVENUE, VERONA, NJ 07044
 * P&S&G, MANAGER - CORPORATE PROPERTIES, 80 PARK PLAZA, TEB, NEWARK, NJ 07102
 * VERIZON, ONE VERIZON WAY, BASKING RIDGE, NJ 07920
 * COMCAST CABLE, CONSTRUCTION DEPARTMENT, 800 RAHWAY AVENUE, UNION, NJ 07083

| DESCRIPTION | REQUIRED | EXISTING | PROPOSED | CONDITION | NOTE |
|-----------------------------------|----------|----------|----------|-----------|------|
| LOT AREA MIN., SF | 10,000 | 4,788 | 4,788 | N/C | — |
| LOT WIDTH MIN., FT | 60 | 84 | 84 | OK | — |
| FRONT YARD MIN., FT | 20' | 41 | 51 | OK | RAZE |
| FRONT YARD MIN., FT | 0 | 41 | 51 | OK | RAZE |
| SIDE YARD MIN., FT | 0 or 6 | >6 | >6 | OK | RAZE |
| REAR YARD (PRINCIPAL) MIN., FT | 10 | 0 | >10 | OK | RAZE |
| BUILDING HEIGHT MAX., (STORES) FT | (3) 35 | (1) | 0 | OK | RAZE |
| GROSS FLOOR AREA (GFA) MIN., SF | N/A | 205 | 0 | OK | RAZE |
| LOT COVERAGE BY BLDG., % | N/A | 4.28% | 0% | OK | RAZE |

NOTE: OK = REQUIREMENT MET, N/A = NOT APPLICABLE, N/C = NONCONFORMING USE, VAR = VARIANCE
 * § 347-100.3 (7) COMMERCIAL USES IN A MIXED-USE BUILDING SHALL CONTAIN NO LESS THAN 1,000 SQUARE FEET OF AREA AND SHALL MAINTAIN THE COMMERCIAL USE ALONG ALL FACADES OF THE BUILDING THAT FACE A STREET AT A MINIMUM DEPTH OF 20 FEET. BREAKS IN THE RETAIL FACADE ARE PERMITTED TO ALLOW VEHICULAR INGRESS AND EGRESS TO THE SITE.

| DRAWING PLAN INDEX | |
|--------------------|---------------------------|
| SHEET NO. | CONTENT |
| 1 OF 2 | COVER |
| 2 OF 2 | MINOR SITE PLAN |
| (1 OF 2) | NJDEP - SITE PLAN |
| (2 OF 2) | NJDEP - CONSTRUCTION PLAN |
| [1 OF 1] | SURVEY |



PLAN REFERENCE:
 THE MAP OF "PROPERTIES WITHIN 200 FEET" IS GENERATED FROM TAX MAP SHEETS 32 OF TOWN OF MONTCLAIR. THE TAX MAPS HAS BEEN GIVEN A FORMAL CERTIFICATION BY DIVISION OF TAXATION ON NOVEMBER 6, 2006. IT IS NOTED THAT LOT 2.01 ON BLOCK 3208 IS NOT IDENTIFIED ON THIS TAX MAP.

NOTE:

SITE: 160 GLENRIDGE AVE AND 4 LACKAWANNA PLAZA, MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY
 TAX ID: BLOCK 3206 LOTS 14 & 13
 LOT 14: 4,788 SF, CHANNEL MODIFICATION, PARKING LOT AND DRIVEWAY
 LOT 13: WALL REPAIR & FINISH, GARAGE DOOR AND SALES OFFICE

OWNER/APPLICANT: JOHN'S AUTOMOTIVE, INC.

PROJECT: SITE IMPROVEMENT
 PROJECT ID: 160G

1. THE LOT 14 SITE IS 160 GLENRIDGE AVENUE, MONTCLAIR, ESSEX COUNTY, NJ 07042. THE SITE WILL CONTINUE TO BE UTILIZED AS A USED MOTOR VEHICLE DEALER IN ACCORDANCE WITH THE PROVISION OF N.J.S.A. 39: 10-19.

2. AS PER ORDINANCE §281-1B OF THE MONTCLAIR TOWNSHIP, MINOR SITE PLAN APPLICATION APPROVAL IS REQUIRED FOR ERECTION OF A FENCE OR RETAINING WALL.

3. AN APPROVAL FROM NJDEP FOR CHANNEL MODIFICATION WAS OBTAINED ON JANUARY 19, 2020. THE APPROVED PERMIT NUMBER IS 0713-19-0002.1-LUP 190001.

PROJECT DESCRIPTION

1. THE PROPOSED PRIMARY ACTIVITIES FOR THE PROJECT INVOLVE MULTIPLE CHANGES TO LOT 14 AND LOT 13 ON BLOCK 3206 FOR SITE IMPROVEMENT ALTERNATION AND CHANNEL MODIFICATION AND CONTINUING THE EXISTING USE.

2. ON LOT 14 (160 GLENRIDGE), THE PLAN IS TO EXPAND THE EXISTING PARKING LOTS OVER THE EXISTING OPEN CHANNEL, REMOVE AN EXISTING PYLON SIGN AND SALES OFFICE, AND RELOCATE THE SALES OFFICE TO THE ADJACENT BUILDING ON LOT 13. GROUND SURFACE WILL BE GRADED, COMPACTED, AND PAVED WITH ASPHALT.

THE DRIVEWAY APRON FROM LACKAWANNA PLAZA WILL REMAIN, AND A NEW DRIVEWAY APRON FROM GLENRIDGE AVENUE IS PROPOSED. A NEW LANDSCAPING WALL WILL BE CONSTRUCTED TO ENHANCE PUBLIC PEDESTRIAN SAFETY. THE LOT IS USED FOR VEHICLE STORAGE AND THERE ARE NO PUBLIC PARKING SPACES.

3. ON LOT 13 (4 LACKAWANNA), THE EXISTING TUNNEL DRIVEWAY WILL BE CONVERTED INTO AN OFFICE THAT WILL REPLACE THE CURRENT OFFICE ON LOT 14. AN OVERHEAD GARAGE DOOR WILL BE ADDED ON THE SIDE OF GLENRIDGE AVE, WHILE THE TWO CURRENT WALL SIGNS WILL REMAIN UNALTERED.

THE EXTERIOR MASONRY WALL WILL BE REPAIRED, AND WILL RECEIVE A DISTRESSED CONCRETE STUCCO FINISH COMPLEMENTED BY BRICK VENEER ACCENTS ON THE PARAPET. THE WALL FAÇADE, SURFACE AND THE LANDSCAPING WALL WILL AESTHETICALLY BLEND WITH THE SURROUNDING ENVIRONMENT.

4. THE BUSINESS IS OPEN FROM 8AM TO 5PM, MONDAY THROUGH FRIDAY, AND FROM 8AM TO 1PM ON SATURDAY. IT REMAINS CLOSED ON SUNDAY. THE NUMBER OF EMPLOYEES WILL REMAIN UNCHANGED FOLLOWING THE COMPLETION OF SITE IMPROVEMENTS.

| DEVELOPMENT REVIEW COMMITTEE APPROVAL | |
|---|------|
| APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY | |
| PLANNING BOARD | DATE |
| ZONING BOARD | DATE |
| DRG ENGINEER | DATE |

CONTRACTOR NOTE:
 1. THIS DRAWING PLAN IS INTENDED ONLY FOR ILLUSTRATION AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT UNTIL THE PLAN IS RELEASED FOR THAT PURPOSE.
 2. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF APPLICABLE AUTHORITIES. NEW JERSEY LAW REQUIRES ANYONE DIGGING TO CONTACT "NJ ONE CALL" AT LEAST THREE FULL BUSINESS DAYS PRIOR BEGINNING WORK. DO NOT SCALE DRAWING, AND ALL DIMENSIONS MUST BE FIELD VERIFIED.
 3. THE PROFESSIONAL ACTIVITIES OR ON-SITE PRESENCE OF SHOEN ENGINEERING LLC AND ITS EMPLOYEES, ASSOCIATES AND REPRESENTATIVES SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES AND PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS IN EFFECT AND ANY HEALTH-AND-SAFETY PRECAUTIONS REQUIRED BY APPLICABLE REGULATORY AGENCIES. THE ENGINEER HAS NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OF ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH-AND-SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. THE ENGINEER SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER GENERAL CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.

| REVISION | DATE | COMMENTS |
|----------|------|----------|
| | | |

THIS PLAN SET IS FOR PERMITTING AND CONSTRUCTION

SHOEN ENGINEERING
CERTIFICATE OF AUTHORIZATION: 24GA28216800

- CIVIL
- HYDRAULIC
- ENVIRONMENTAL
- INSPECTION
- CONSTRUCTION
- REMEDIATION

TITLE: COVER SHEET

PROJECT: 160 GLENRIDGE AVE. & 4 LACKAWANNA PLAZA
MONTCLAIR, ESSEX COUNTY, NEW JERSEY 07042
BLOCK 3206 LOT 14 AND 13

JOB NO: 160G
DATE: 03/26/2023

SCALE: 1"=150'

SHEET NO: 1 OF 2

JAMES T. KIN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24CE3957700
PENNSYLVANIA LICENSE NO. PE008003
CONNECTICUT LICENSE NO. PE00018336

NOTE 1: _____

NOTE 2: _____