



June 20, 2023

Township of Montclair
205 Claremont Avenue
Montclair, New Jersey 07042

Attention: Janice Talley, PP, AICP, Director of Planning & Community Development

Re: Amended Site Plan
John's Automotive, Inc.
Block 3206, Lots 13 and 14
160 Glenridge Avenue and 4 Lackawanna Plaza
Township of Montclair
Our File No. MTES-164

Dears Ms. Talley:

As requested, Boswell Engineering has reviewed the following documents relative to the above referenced application:

- a. Application for Development, sign date 5-15-2023.
- b. Plan Set (2 sheets) entitled, "Preliminary and Minor Site Plan, 160 Glenridge Avenue, Block 3206, Lot 14, & 4 Lackawanna Plaza, Block 3206, Lot 13, Montclair Township, Essex County, New Jersey", prepared by Shoen Engineering, dated 3-26-2023.
- c. Plan Set (2 sheets), entitled, "Site Plan and Construction Plan, 160 Glenridge Avenue, Montclair Township, Essex County, NJ, Block 3026, Lot 14", prepared by Shoen Engineering, dated through 01-24-2020.
- d. "Topographic Survey of 160 Glenridge Avenue, Township of Montclair, Essex County, New Jersey," dated April 13, 2015, prepared by Behar Surveying Associates PC.
- e. New Jersey Department of Environmental Protection Division of Land Use Regulation Permit 0713-19-002.1- LUP 190001, approval date 1-29-2020, expiration date 1-28-2025 (FHA Individual Permit, Freshwater Wetlands Individual Permit & Water Quality Certificate.)
- f. Indemnification Agreement, dated June 19, 2019.
- g. Correspondence, dated May 30, 2023, prepared by Stephen L. Ritz.

We have reviewed the submitted documents and offer the following comments:

General

1. The Applicant/Owner in this matter is:

John's Automotive Inc
160 Glenridge Avenue
Montclair, NJ 07042

The Applicant should notify the Board of any change in the above referenced information.

2. The "site" consists of two (2) parcels, totaling approximately 16,490 square feet of area located within the C-3 Central Business Zone District.

The existing "site" contains approximately 84 feet of frontage on Glenridge Avenue and 150 feet of frontage on Lackawanna Plaza. The "site" is located on the south side of Glenridge Avenue and the west side of Lackawanna Plaza.

3. Existing Lot 13 contains a 1 story masonry building. Existing Lot 14 contains a parking lot, open drainage channel and concrete walls. The site is accessed off of Lackawanna Plaza.

4. The Applicant is seeking approval to consolidate the two (2) existing lots.

The Applicant is also proposing to enclose the open channel, expand the parking lot, eliminate the office on lot 14, and construct an office on lot 13 converted from the tunnel driveway. They propose to construct a new access from Glenridge Avenue, maintain the access off Lackawanna Plaza and construct a wall 39 feet along the Glenridge Avenue Right-of-Way and 18 feet along the Lackawanna Plaza Right-of-Way.

VariANCES/Existing Non-Conformities

5. We defer any variances, waivers, and non-conformities to the Planner's report upon receipt of a "complete" submission. The site plan shall list all existing non-conformities, waivers, and variances, subsequent to final determination of same.

Architecture

6. The Applicant should provide testimony and architectural plans clarifying the building modifications proposed.
7. The architectural plans shall address the existing and proposed square footage of each use allocated within the building.

Site Plans

8. The property in question (PQ) shall be identified within the 200 foot radius map.

9. "Montclair" typos shall be corrected as needed throughout the plan set for clarity.
10. The Zone Analysis should contain information for Lot 13 and Lot 14 individually and also as a consolidated lot.
11. The proposal to consolidate the lots should be addressed on the plans.
12. The Survey should contain all information for both lots, and have signature and seal from a licensed New Jersey Surveyor.
13. A Dimension Plan defining the width of the proposed depressed curb access, the parking expansion, the separation distance of the sidewalk to the back of the proposed wall, the culvert, etc needs to be provided and at a larger scale.
14. The handicap ramp at the corner intersection shall be confirmed as compliant to current ADA requirements or reconstructed to comply. Post construction, ADA certification would be required.
15. A Grading Plan at a larger scale shall be submitted providing existing spotgrades, proposed spotgrades, existing and proposed contours, top and bottom of wall elevations, parking area corner elevations, pervious area elevations, etc. The information provided is sporadic on various plans. Please consolidate associate information and provide on a larger scale drawing.
16. A Construction Details Plan shall be provided inclusive of all site improvements; walls, depressed curbing, manholes, etc.

Off-Street Parking

17. The Applicant shall provide the existing required parking and proposed required parking, based on the modifications proposed and provide a parking analysis.
18. The Applicant should address organized tandem parking/storage of vehicles and striping to improve safety and effectively utilize the parking lot.
19. The Applicant should address the vehicle intake, storage procedures, and address the proposed movements and travel paths of the vehicles and personnel based on the access modifications proposed.
20. The Applicant shall address how the parked/stored vehicles will be maintained on site and not encroach/overhang on the public sidewalk and/or block the access.

Traffic

21. The Applicant should provide testimony as to the traffic impacts on Glenridge Avenue and pedestrian safety measures as a result of the new proposed access.
22. The Applicant should provide testimony with regard to snow plowing operations and the location of onsite snow stockpiling.
23. The Applicant should demonstrate emergency vehicle and garbage truck maneuvering for trash collection within/throughout the property.

Stormwater Management

24. The proposal to enclose the new open channel culvert and accompanying NJDEP Permit is under review with our Environmental and Stormwater Department. Comments will be forwarded under separate cover.
25. The Applicant should provide testimony summarizing the channel modifications and highlight how the design is in conformance with NJDEP and applicable Township Code requirements.
26. The Applicant shall address and summarize the safety measures to be implemented during construction to secure the open channel area, separate the public sidewalk, and control construction vehicle access.
27. The Applicant shall summarize and note on the plan the clearing and stabilization measures to be implemented within the open channel in preparation for the channel enclosure.

Lighting

28. A lighting plan addressing existing and proposed lighting shall be submitted.

Landscaping

29. The Applicant shall submit a landscaping improvement plan addressing the pervious area proposed. This area is recommended for planting in lieu of lawn.

Signage

30. The Applicant shall address on the plans all existing signage to remain, both on the building and on the site and any proposed signage.

31. The Applicant is proposing the removal of the pylon sign on lot 14.

The Applicant shall address the above comments. Should you have any questions, please contact me.

Very truly yours,

BOSWELL ENGINEERING



Marisa Tiberi, P.E.
Planning Board Engineer

MT/lv
Attachment

cc: John's Automotive Inc.
Shoen Engineering
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