



APPLICATION FOR DEVELOPMENT

RECEIVED

Planning Board

Date Filed: SEP 14 2023

Board of Adjustment

Valid Application Date: _____

App. Number: 2865

Completeness Date: MONTCLAIR PLANNING DEPT

1. PROPERTY INFORMATION

Address 12-36 Lloyd Road Zone R-O Mountainside Zone

Tax Map Number: _____ Block 302 Lot 16

Present Use: The property is used as the Upper School campus of Montclair Kimberley Academy. The property contains various buildings used for classrooms, administrative offices, and other school facilities.

Has there been any previous application involving these premises? Yes () No;
If yes, nature of application, date, and determination SEE ATTACHED RESOLUTIONS

Is there adjacent property in common ownership? () Yes (X) No If yes, address of property _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property.
() Yes [attach copies] (x) No () Proposed

2. APPLICANT INFORMATION

Name Montclair Kimberley Academy Foundation

Address 201 Valley Road

City/State/Zip Montclair, New Jersey 07042

Phone # 973-509-7945 FAX # _____

E-Mail: kdavison@mka.org

Applicant is a: Corporation () Partnership () Individual () Limited Liability Company

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership application must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

4. OWNER'S INFORMATION

If the Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name: Same as Applicant

Address: _____

Telephone Number: _____

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name Alan G. Trembulak, Esq., Montclair Real Estate Law Group LLC

Address 363 Bloomfield Avenue, Montclair, New Jersey 07042

Phone # 973-746-7500 FAX 973-509-9521

E-Mail atrembulak@montclairlaw.com

6. APPLICANT'S ENGINEER

Name Mark Mayhew, P.E., Pennoni Engineering
Address 103 College Road East, Princeton, New Jersey 08540
Phone 609-987-2323 FAX 609-987-0005
E-Mail: MMayhew@pennoni.com

7. APPLICANT'S ARCHITECT

Name Robert Douglass, AIA, Voith & MacTavish Architects LLP
Address 2401 Walnut Street, 6th Floor, Philadelphia, PA 19103
Phone # 215-545-4544 FAX _____
E-Mail douglass@vma1.com

8. NATURE OF THE APPLICATION (Check applicable items)

- | | |
|--|--|
| <input type="checkbox"/> Conceptual Subdivision Plan | <input type="checkbox"/> Conceptual site plan |
| <input type="checkbox"/> Minor subdivision | <input type="checkbox"/> Minor site plan |
| <input type="checkbox"/> Major subdivision, preliminary | <input type="checkbox"/> Site plan approval, preliminary residential |
| <input type="checkbox"/> Major subdivision, final | <input checked="" type="checkbox"/> Site plan approval, preliminary nonresidential |
| <input type="checkbox"/> Amendment to approved plat | <input checked="" type="checkbox"/> Site plan approval, final |
| <input type="checkbox"/> Lot line adjustment | <input type="checkbox"/> Amendments to approved site plans |
| <input checked="" type="checkbox"/> Conditional use | <input type="checkbox"/> Steep slope review |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Wireless telecommunications application |
| <input type="checkbox"/> Variance, other residential | <input type="checkbox"/> Appeal from administrative decision |
| <input type="checkbox"/> Variance, other non-residential | <input type="checkbox"/> Interpretation of zoning ordinance |
| <input type="checkbox"/> Zone change | |

9. BRIEF DESCRIPTION OF PROJECT: (Indicate type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

The applicant intends to renovate its "STEM Center" to construct an addition onto the existing building to add approximately 8,850 square feet of additional space. The STEM Center contains classrooms, meeting rooms, offices, laboratories and other facilities for the Upper School's science, technology, engineering and mathematics programs.

10. DOES THIS APPLICATION COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary.

No. There are several existing nonconforming conditions which will not be exacerbated by the proposed expansion of the STEM Center building.

11. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH.

None

12. ENVIRONMENTAL ASSESSMENT FORM

All subdivision and major site plan applications shall complete this form to evaluate how the application addresses the requirements in the most recent version of the "Leadership in Energy and Environment" (LEED) or "Green Globes" rating system. Attach additional sheets if required.

1. Provide the name of any LEED-accredited or similar professionals working on the project.
Robert Douglass, Design Lead (LEED accredited); Elie Zeinoun, Project Manager (WELL accredited); Kaetlin McGee, LEED Coordinator (LEED accredited); MEP Engineers are also LEED accredited
2. List all appliances, fixtures and construction techniques that meet the U.S. EPA's Energy Star or WaterSense standards.
Bathrooms: Toilet and Sinks both specified as low-flow and dual flush to meet WaterSense and LEED
All Residential-style fixtures (primarily refrigerators) will be specified as Energy-Star
All lighting fixtures are LED, and targeting approx. 1.5 watts per square foot
As this is a laboratory building, the lab sinks (process water under LEED) have technical performance expectations that preclude their meeting the WaterSense standards.
3. List all green and/or recycled building materials to be used in construction, renovation and maintenance.
Building is being designed to the LEED Gold Standard - the complete list is difficult to provide at this point in design, but includes flooring (Linoleum, Carpet); Ceiling materials (Plant-Based ACT); Steel included in the structure is recycled; mineral fiber and board insulation (Rockwool). We are currently investigating options for green wallboard materials ILO typical gypsum panels. All paints, sealants, etc are specified as zero VOC as a matter of VMA's standard specifications.
4. Describe any water-efficient landscaping proposed for the project.
Minimal landscaping is involved - where it's being changed it's primarily for student access and lawn has been identified as the most appropriate landscape alternative for durability and maintainability. Final plant selection is not complete.
5. Describe any on-site renewable energy systems, such as solar, wind or geothermal, proposed for the project.
MKA is currently installing solar panels across most of the roofing for the upper school. A significant portion of this building's power needs will be provided by that solar installation.
6. Provide details of roofing materials designed to reduce the urban heat island effect.
Carlisle PVC roofing membrane currently specified has an initial solar reflectance value of 0.87 and a three year value of 0.70. We may evaluate other options as part of the cost-review of the project, all would meet similar values to meet the LEED "Heat Island Reduction" credit requirements.
7. Provide details of any sustainable stormwater systems employed, such as bioswales, rain gardens, permeable surfaces, grey water systems, retention and detention facilities or continuous trenching.
Because of the tight, steep, and heavily occupied nature of the site, we do not believe that space allows effective bioswales and raingardens. All new site-terrace area will be permeable surface, and retention and detention systems are targeted to meet LEED requirements.
8. Provide a list of native and well-adapted species used in landscaping to minimize the need for fertilization and pesticides.
The primary landscaping intent of the project is to maintain existing planting and provide lawn for student recreation where site has been disturbed.
9. Provide the location, number and type of electric charging stations.
Four electric charging stations existing on the site currently, at the rear of the arts wing. We have evaluated and determined that the school does not require addition charging stations to meet current need, however two additional may be included in the final version of the design anticipating demand
10. Describe how all construction and demolition waste will be handled.
growth
The project will achieve the LEED demolition waste credit (2 points), diverting 75% of the total waste and diverting at least four material streams. We will be asking the contractor to track the "Path 2" option for LEED that limits total construction waste to 2.5lbs per square foot of area; however the heavy nature of the materials in the existing building (CMU interior partition walls, primarily, likely makes achieving that path impossible.

13. APPLICATION FEES AND ESCROW DEPOSITS. The application fee and escrow deposit is based on the following fee schedule:

	Application Fee	Escrow Deposit
Conceptual subdivision plan	\$150	\$250
Minor subdivision	\$300	\$1500
Major subdivision, preliminary	\$500	\$2000 + \$200 per lot
Major subdivision, final	\$200	50% preliminary fee
Amendment to approved plat	50% of original fee	50% of original fee
Lot line adjustment	\$300	\$500
Conceptual site plan	\$250	\$250
Minor site plan	\$500	\$1000
Site plan approval, preliminary residential	\$500 + \$25 per dwelling unit	\$2,000 + \$200 per dwelling unit
Site plan approval, preliminary nonresidential	\$500 + \$10 per 1,000 s.f. building area	\$2,000 + \$100 per 1,000 s.f. building area
Site plan approval, final	50% of preliminary fee	50% of preliminary fee
Amendments to approved site plans	50% of original fee	25% of original fee
Conditional use	\$300	\$500
Use Variance	\$500	\$1,500
Variance, other residential	\$200	\$500
Variance, other non-residential	\$200 per variance	\$250 per variance
New or expanded parking lots – multifamily or nonresidential		\$1,500
New or expanded parking lots – residential with 5 or fewer parking spaces		\$850
Engineering Review		\$750
Wireless telecommunications application		\$1,500
Appeal from Administrative Decision	\$200	\$1,500
Request for Interpretation of Zoning Ordinance	\$200	\$1,000
Zone change	\$1,000	\$1,500
Certified List of Property Owners	\$10	
Permit to maintaining the Official Map	\$250	
Reproduction of recorded hearing	\$10 per compact disk	
Special meeting	\$800	
Zoning permit	\$50	
Zoning Map	\$20	
Master Plan – Land Use & Circulation Plan	\$100	
Master Plan – Housing Plan	\$10	
Master Plan – Conservation Plan	\$10	
Master Plan – Stormwater Management Plan	\$10	
Master Plan – Historic Preservation Plan	\$10	
Historic Preservation Advisory Review		\$250

Make checks payable to: Township of Montclair

A W-9 form must be submitted with all escrow fee checks. When an application involves two or more fee categories, the fee shall equal the total of the fees required for each type of application requested. The Developer's Fee/Inclusionary Zoning Ordinance Fee (IZO) is payable upon issuance of certificates of occupancy, if applicable.

14. CERTIFICATION

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Signature of Applicant or Agent:

Alan G. Trembulak, attorney for Applicant
ALAN G. TREMBULAK
 An Attorney at Law of
 New Jersey

Date: 9/13/2023