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MEMORANDUM

TO: Development Review Committee
FROM: Janice Talley, PP/AICP
DATE: September 26, 2023
RE: **App. 2865 – 12-36 Lloyd Road (Montclair Kimberly Academy)**
Block 302, Lot 16

APPLICATION STATUS: Incomplete

This application has been filed with the Planning Board for major site plan approval to construct an 8,850 square foot addition to the Montclair Kimberly Academy Upper School. This report reviews the following items submitted for this application:

- Application for Development dated September 14, 2023
- ALTA survey prepared by van note-harvey associates, inc. dated 5/15/23.
- Seven-page set of architectural plans prepared by Voith & Mactavish Architects LLP dated 9/1/23.
- Sixteen-page set of engineering plans prepared by Pennoni Associates dated 9/5/23.
- Stormwater Management Report prepared by van note-harvey dated 8/31/23.

Site Description

The subject property is 6.65 acre in size and contains the Montclair Kimberly Academy Upper School. The property has frontage on both Lloyd Road and Parkhurst Place. Access is provided to the school via three one-way driveways on Lloyd Road which provide access to the building entrance and the 78-space parking lot at the rear of the building. The property is steeply sloped, rising approximately 80 feet from Lloyd Road to the western property line.

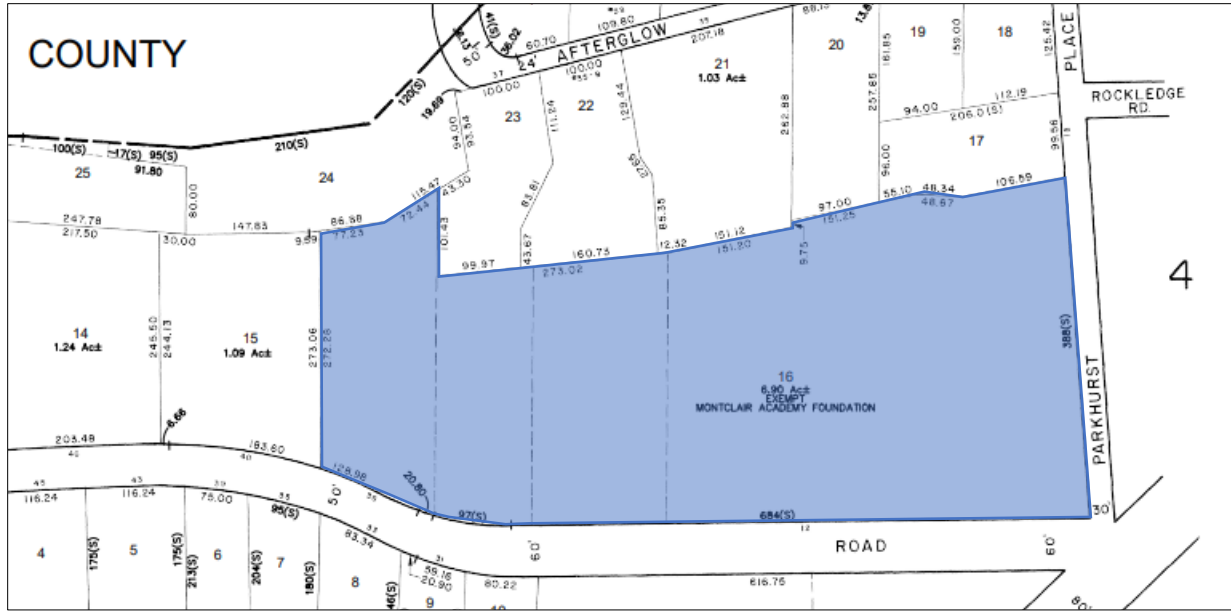


Figure 1: Tax Map of the subject property.



Figure 2: Aerial view of subject property. Source: Google maps.



Figure 3: A view of the Upper School from Lloyd Road where the addition is proposed. Google Streetview, June 2023.



Figure 4: View of location of new driveway from Lloyd Road. Google Streetview, June 2023.

Project Description

This application involves an 8,850 square foot addition to the Montclair Kimberly Academy Upper School to provide more classroom space for their STEM program. The addition, which includes three floor levels, will connect the building that fronts on Lloyd Road with the building in the rear as shown in Figure 4.

A new 18-foot wide driveway is proposed on the south side of the school to the parking lot in the rear. A sidewalk is proposed along the north side of the driveway and will be illuminated by

New walkways providing access to the new building are proposed and will be illuminated by bollards.



Figure 5: Approximate location of building addition.

Master Plan

The subject property is located within the Afterglow/Lloyd/Parkhurst potential historic district in the Historic Preservation Element of the Master Plan. This area includes four historic homes that were surveyed by “Preservation Montclair.” This application has been referred to the Historic Preservation Commission for comment.

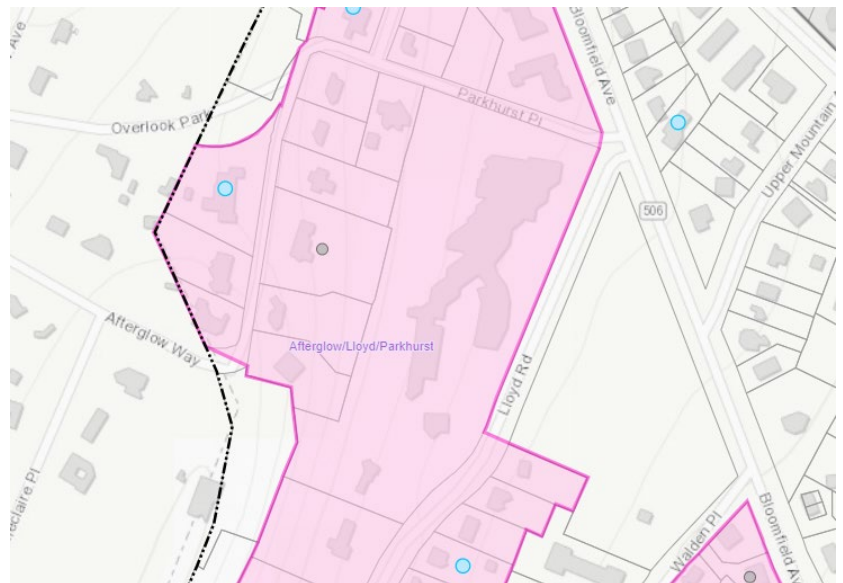


Figure 6: Historic Resources Inventory Map

Zoning

The subject property is in the R-O Mountainside Residential zone district where it is a conditional use pursuant to Montclair Code §347-12. The new addition is not compliant with conditions 6 and 9 as summarized below. As a result, this application requires a D(3) use variance and must be heard by the Zoning Board of Adjustment.

- A. Private and public schools of elementary and high school grade not operated for profit, schools for children with special needs which are operated for profit and customary accessory uses are permitted in the R-O, R-O(a), R-1, R-2, R-3, OR-3, R-4, OR-4 and P Zones, as a conditional use, subject to the following conditions:
- 1) The aggregate site area of the school, in addition to the area of the site covered by buildings, shall not be less than 250 square feet per student. **Response:** *This condition is met since the school property is 289,875 square feet in size with 450 students which provides 644 square feet per student.*
 - 2) The total area of building space used for classrooms, exclusive of auditorium, gymnasium, or similar areas for assembly purposes, shall have an average of not less than 28 square feet per student. **Response:** *This condition is met since the school has 20,613 square feet of classroom space for 450 students which provides 45.8 square feet per student.*
 - 3) The property on which the school is located shall have a minimum lot size of 1.75 acres and a minimum street frontage of 300 feet. **Response:** *This condition is met.*
 - 4) The lot shall have frontage on a street having a paved width of at least 35 feet. **Response:** *This condition is not met as the lot has frontage on Lloyd Road which has a frontage of only 30 feet. However, this is a preexisting condition.*
 - 5) No building on the property shall exceed the height limitations of the zoning district. **Response:** *This condition is met. The maximum height in the R-O zone district is 2-1/2 stories and 35 feet and the height of the addition is 2-1/2 stories and 34.5 feet.*
 - 6) There shall be two separate driveways, each providing ingress and egress to the school, and the driveways shall be separated by at least 150 feet. No driveway shall open into a street or road within 200 feet of an intersection of such street or road with another street or road. **Response:** *This condition is not met. The site currently has three one-way driveways, two of which are located within 200 feet of the intersection of Lloyd Road and Parkhurst Place and two of which are less than 150 feet apart. A new two-way driveway is proposed that is located over 600 feet from the intersection but is only 128 feet from an existing ingress driveway.*
 - 7) All buildings shall have a minimum side yard setback of 50 feet, a minimum rear yard setback of 100 feet and a minimum front yard setback in compliance with the requirement of the zoning district. **Response:** *The existing buildings do not meet this requirement. The proposed addition does meet this requirement.*

- 8) All outdoor play areas shall be set back a minimum of 50 feet from any street or property line. **Response:** *This condition is not applicable as no outdoor play areas are located on the subject property.*
 - 9) On-site parking shall be provided at the rate of one space for every full-time or full-time equivalent staff member or employee, and one space for every four students eligible to drive. Visitor parking shall be provided at the rate of two spaces per elementary and intermediate classroom. **Response:** *This condition is not met. The site requires a total of 191 spaces, but only 159 spaces are provided.*
 - 10) The maximum permitted impervious surface coverage shall be 70%. **Response:** *This condition is met as the maximum impervious coverage is 61.08%.*
 - 11) The sum of all areas covered by all principal and accessory buildings shall not exceed 25% of the area of the lot. **Response:** *This condition is met as the building coverage is 24.99%.*
 - 12) Parking areas and driveways shall be set back at least 15 feet from property lines, with the intervening areas landscaped to provide an effective visual screen at the time of planting. **Response:** *The existing parking area/driveway is set back a minimum of 10.3 feet from the property line, but the proposed driveway meets this requirement.*
 - 13) A parking study shall be submitted pursuant to Subsection **B** below which shall conclude that the roadways and intersections leading to and from the site are capable of handling the expected traffic demands generated by the school. In assessing the capacity of such roadways and intersections to handle the expected traffic demands to be generated by the school, the traffic report shall apply "Level of Service C," as defined in the "Highway Capacity Manual" published by the Transportation Research Board, Washington, D.C.
- B. Site plan approval shall be required for all schools subject to this chapter, which approval may be granted upon review of a completed site plan, including (unless waived by the Planning Board or Board of Adjustment) a traffic study prepared by a licensed professional engineer which assesses existing traffic conditions, projected traffic volumes and distribution patterns, a landscaping plan providing for adequate screening and buffers, a parking plan with designated loading and unloading areas, and an adequate on-site play area for students under the age of 10. If the Planning Board or Board of Adjustment recommends improvements in the public right-of-way, Township Council approval of the recommendations shall be required, and the cost of such improvements shall be paid by the property owner on a pro rata basis in accordance with N.J.S.A. 40:55D-42 and applicable Township ordinances.

In addition, the property is in the Steep Slope district and any improvements must meet the requirements in Chapter 294 Steep Slopes in the Montclair Code.

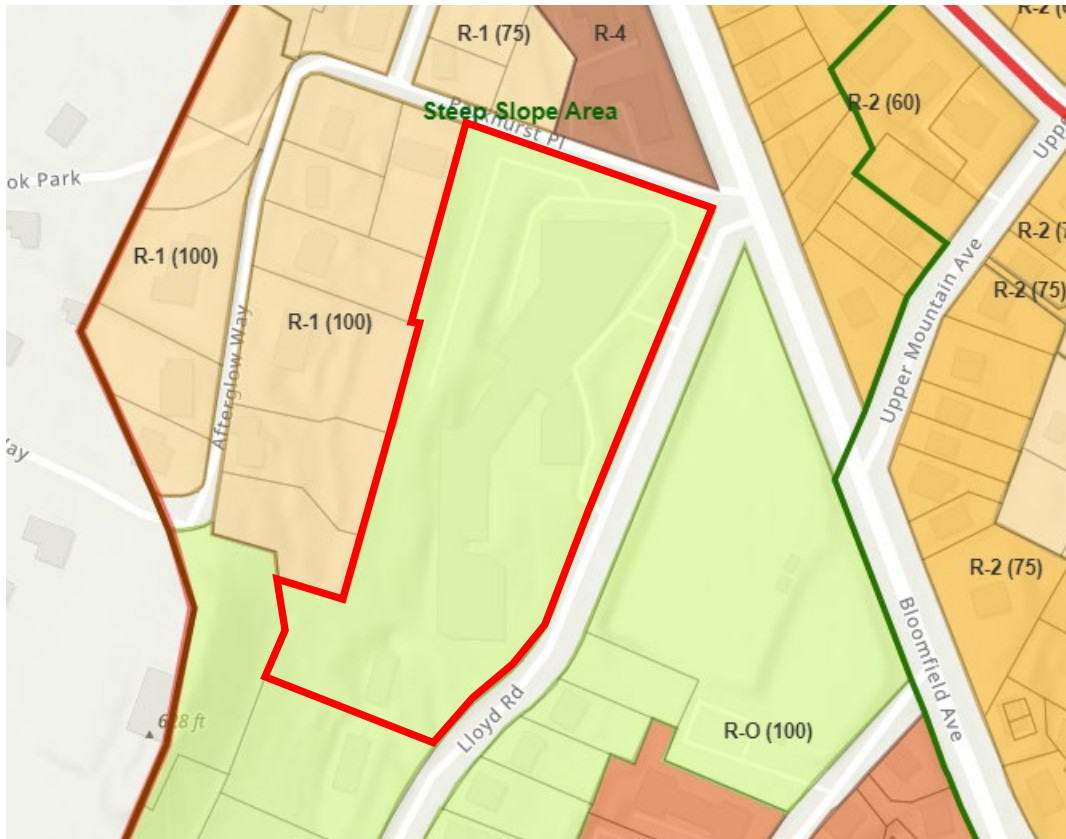


Figure 7: Zoning Map of the subject property

Planning Considerations

1. The application is deemed incomplete. Per Montclair Code §202-29.2D, the following items must be provided:
 - (24) Landscape plans, showing name, quantity, location, size as to caliper and height of existing and proposed trees, shrubs, and all plant materials, prepared by an architect, engineer, professional planner or landscape architect.
 - (28) Streetscape elevations of the proposed building.
 - (33) The location and details of all mechanical equipment, including any required screening, as required in §347-24.
2. An additional application fee of \$497.75 and an additional escrow fee of \$1,727.50 must be submitted per the calculations below.

New Building Area:	8,850.00	square feet
	Application Fee	Escrow Fee
Preliminary Site Plan	\$ 588.50	\$ 2,885.00
Final Site Plan	\$ 294.25	\$ 1,442.50
Conditional Use	\$ 300.00	\$ 500.00
Use Variance	\$ 500.00	\$ 1,500.00

Engineering Review	\$	-	\$ 750.00
HP Advisory Review	\$	-	\$ 250.00
	\$	1,682.75	\$ 7,327.50

3. The applicant should identify all trees which are to be removed with the site plan. If approved, the applicant must receive a tree removal permit pursuant to **Montclair Code §324-3** prior to removing any trees.
4. A landscaping plan must be submitted pursuant to **Montclair Code §281-8.2**. This plan must show conformance with the requirement that the area between the driveway and parking area is landscaped to provide a visual screen from adjacent properties.
5. The Plan should identify the location of all handicapped parking spaces and spaces that have electric vehicle charging stations.
6. The lighting plan should indicate the height of all bollards and light poles.
7. A parking analysis must be provided showing how the 159 parking spaces identified in the zoning table are provided. This should account for the loss of three parking spaces in the rear parking lot to provide access to the new driveway. The parking analysis should also address the 32-space parking deficiency.
8. The crosswalk on Lloyd Road near the new driveway must be relocated.
9. If approved, the applicant must pay a development fee equal to 2.5% of the equalized assessed value of the new building pursuant to **Montclair Code §202-43**.