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Director

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TO: Board of Adjustment
FROM: Development Review Committee
DATE: October 6, 2023
RE: **App. 2865: 12-36 Lloyd Road – Montclair Kimberly Academy**
(Block 302, Lot 16)

On October 6, 2023 the Development Review Committee discussed a minor site plan application for property located at 12-36 Lloyd Road. The Development Review Committee made the following recommendations regarding the application:

1. The driveway should be relocated approximately 30 feet north of the proposed location so as not to impact the existing pedestrian crosswalk across Lloyd Road.
2. Signage must be provided that clearly indicates the direction of the new driveway.
3. An updated parking analysis should be provided clearly showing the parking demand and supply for the school. Handicapped parking and spaces with EV charging facilities should be shown on the plan.
4. The sidewalk on the west side of the crosswalk is occasionally used by maintenance vehicles but with the new driveway, the extra width of this sidewalk is no longer necessary. The curb cut adjacent to the crosswalk should be reduced and the curbing and grass area between the sidewalk and curb line be reinstated. The pedestrian pathway on the west side of the crosswalk should likewise be reduced in width.
5. The queuing area should be clearly marked on the plan to ensure that the driveway has sufficient width for vehicles to pass parked cars and buses.
6. A maintenance plan must be provided for the pervious pavement area.
7. A landscaping plan prepared by a licensed landscape architect should be provided.
8. The lighting plan should be revised to show lighting levels across the property, as well as height details of the proposed lighting fixtures.
9. Details of the materials for the new building and the screening material for the rooftop equipment should be provided.