

TO: Planning Board  
FROM: Janice Talley, P.P., AICP  
RE: Application 2850 - 160 Glenridge Avenue & 4 Lackawanna Plaza.  
John’s Automotive, Inc. - Minor Site Plan  
(Block 3206, Lots 13 and 14)  
DATE: October 13, 2023  
STATUS: Complete

This report reviews the following information submitted in connection with this application:

- Montclair Township Planning Board Application and Checklist, dated 5/18/2023.
- Seven-page site plan set prepared by Shoen Engineering, dated 3/26/23 and revised 9/28/23.
- Topographic Survey prepared by Behar Surveying Associates; PC dated 1/6/2023.
- Consolidated Survey prepared by Behar Surveying Associates, PC dated 6/5/2023.
- NJDEP Permit Number 0713-19-0002.1-LUP 190001 dated 1/29/2020.
- Letter from Stephen Ritz, Esq. dated 5/30/2023.
- Four page document with deed description and lighting detail.

### Site Description

The property is located at the southwest corner of Glenridge Avenue and Lackawanna Plaza, across from Crane Park. The property is comprised of two lots that will be consolidated a part of this application. The two lots have a total lot area of 16,490 square feet with approximately 75 feet of frontage on Glenridge Avenue and 150 feet of frontage on Lackawanna Plaza.

The building located on lot 14 contains a storefront with a depth that ranges between 30 to 63 feet and currently contains an art gallery. The rest of the building on lot 14 is used for automotive repair with entrances on

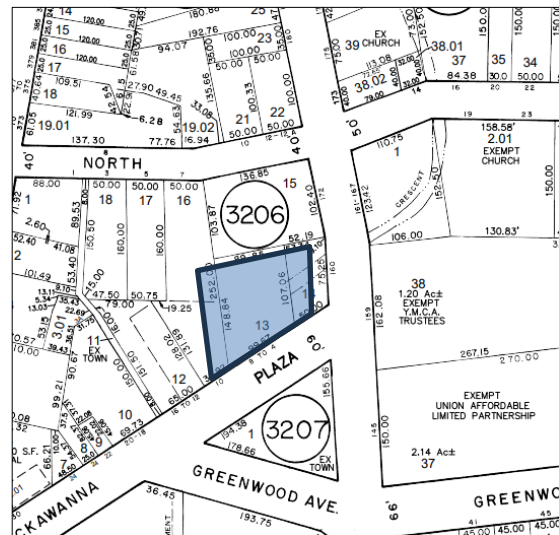


Figure 1: Location of subject property on Township tax map.

both Lackawanna Plaza and Glenridge Avenue.

Lot 13 contains a paved area used for automobile storage and a small office. A total of 23 vehicles were stored in the parking area during a site visit on May 30, 2023. Two additional vehicles were stored on Lackawanna Plaza, blocking the driveway apron.

A box culvert is located on the western side of the property. The culvert is open where it crosses Lot 13 and extends underneath the building on Lot 14. The culvert is filled with rocks and vegetation. No water was evident during the site visit. A concrete wall separates the culvert from the adjacent sidewalk.



Figure 2: Aerial photo showing location of subject property. Source: Google Maps.



Figure 3: Gallery use in building at 4 Lackawanna Plaza.



Figure 4: Automotive repair use at corner of property.



Figure 5: Car storage onsite and on street at driveway entrance on Lackawanna Plaza.



Figure 6: Car storage viewed from Lackawanna Plaza.



Figure 7: Car storage and open culvert along Glenridge Avenue, looking east.



Figure 8: Car storage adjacent to open culvert.



*Figure 9: Open culvert that is proposed to be covered.*

## **Project Description**

The application is for minor site plan approval to expand the parking area for automobile storage and includes the following improvements to the property:

1. Demolish the head wall, wing wall and parapets for the open culvert on Lot 13 and installing a three-sided precast concrete enclosure that will connect to the two existing box culverts.
2. The box culvert will be backfilled with demolished concrete debris and topsoil and covered with pavement.
3. The backfilled area between the culvert and the building on Lot 15 will be landscaped with new vegetation.
4. The existing office on lot 13 will be demolished and replaced with a new garage door providing access to the automotive repair use.
5. The area of the building on lot 14 that is currently used as an entrance to the automotive repair shop will be converted to office space for the car repair/sales use.
6. The freestanding sign on lot 13 will be removed.

7. A new driveway entrance with a concrete apron will be provided from Glenridge Avenue. The driveway entrance from Lackawanna Plaza into the building on lot 14 will be eliminated.
8. A new four-foot tall masonry wall will be installed along the corner property line to separate the car storage from the adjacent sidewalk.

## Zoning

The property is in the C-3 Central Business Zone district. The art gallery is a permitted use in this zone while the automobile sales and repair use is a prohibited use pursuant to **Montclair Code §347-100.4**. A variance is required from **Montclair Code §347-100.5** which prohibits parking in the front yard and the site plan proposes to increase the parking area in the front yard.

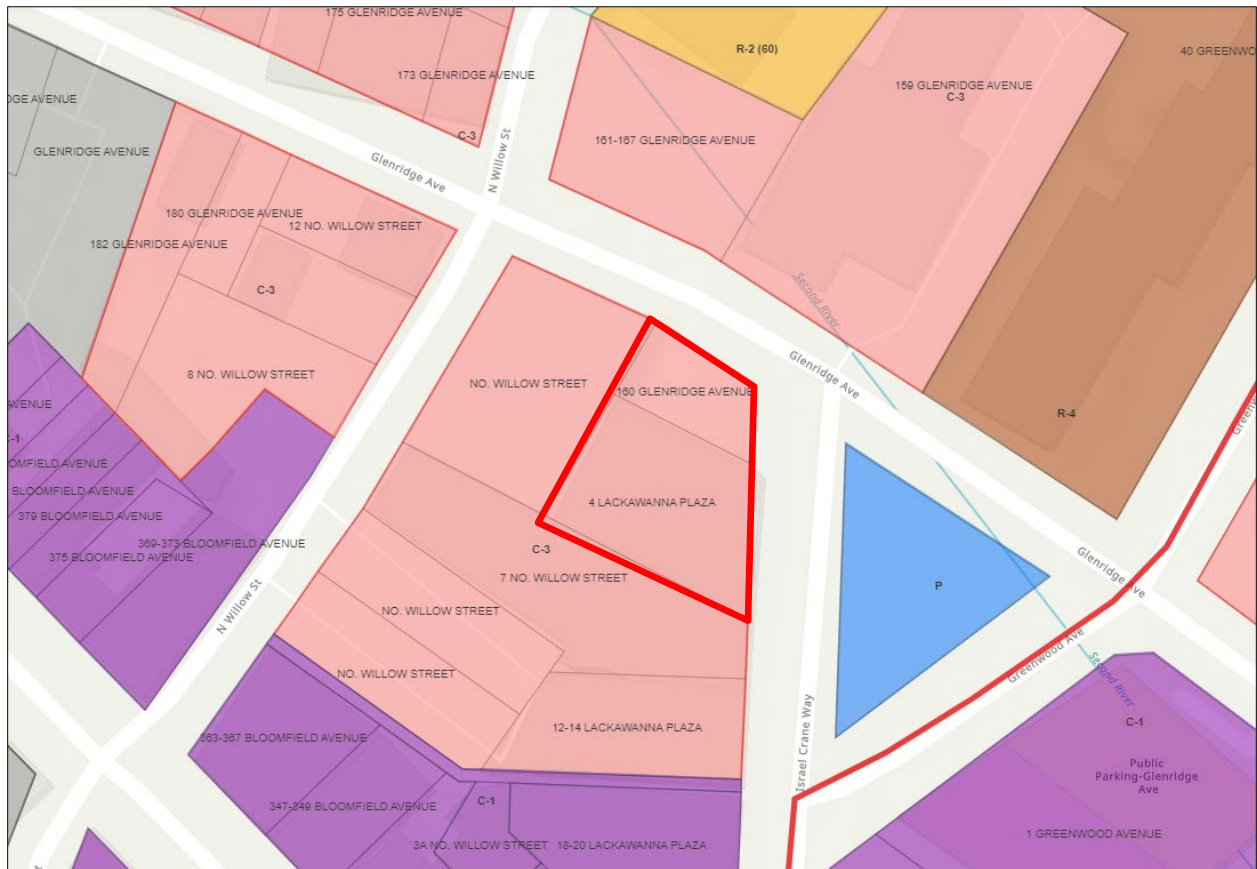


Figure 10: Map showing zoning for subject property.

## Planning Considerations

1. A digital copy of the revised site plan must be provided.
2. Details of the two gates should be provided.
3. The landscaping plan should identify the size, location and planting details of the

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proposed plants as required in Montclair Code §281-8.2.

4. The 43 foot wide driveway apron on Lackawanna Plaza should be reduced to 25 feet which is sufficient to provide two-way ingress and egress to the parking area.