



October 23, 2023

Township of Montclair  
205 Claremont Avenue  
Montclair, New Jersey 07042

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

Re: Lot Consolidation and 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. Plan Set (2 sheets) entitled, "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 through 09-28-2023.
- b. Plan Set (2 sheets), entitled, "Site Plan, 160 Glenridge Avenue, Montclair Township, Essex County, NJ, Block 3026, Lot 14", prepared by Shoen Engineering, dated through 01-24-2020.
- c. "Topographic Survey of 160 Glenridge Avenue, Township of Montclair, Essex County, New Jersey," dated April 13, 2015, prepared by Behar Surveying Associates PC.
- d. Consolidated Survey of 160 Glenridge Avenue, Township of Montclair, Essex County, NJ, dated April 13, 2015, prepared by Behar Surveying Associates PC.
- e. Legal Description, 160 Glenridge Avenue, Tax Block 3206, Lot 13A (Formerly Lots 13 and 14), Township of Montclair, Essex County, NJ, prepared by William B. Klopper P.L.S.

Based on our review of these documents and our initial review of June 20, 2023 we 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 of October 13, 2023. The site plan shall list all existing non-conformities, waivers, and variances.

**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 Zone Analysis should contain information for Lot 13 and Lot 14 individually and confirm the "Proposed" information is associated to the consolidated lot, Lot 13A.

9. The proposal to consolidate the lots should be addressed on the plans, within the project description.
10. 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.
11. Top and bottom of wall elevations for the masonry wall shall be provided on the grading and drainage plan. The wall is noted at 4 foot in height, however with the sloping grade, these walls elevations shall be provided. The top of wall elevation should be a consistent elevation to maintain a horizontal line.

### **Off-Street Parking**

12. The Applicant shall provide the existing required parking and proposed required parking, based on the modifications proposed and provide a parking analysis on the coversheet or the circulation plan.
13. The Applicant should summarize the seventeen (17) 8 foot by 18 foot and the two (2) 8 foot by 24 foot tandem parking/storage of vehicles and confirm any striping. The applicant shall address access maneuvering for the spaces adjacent to the masonry wall.
14. 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. We concur with the planner for reduction of the existing 43 foot wide depressed curb access on Lackawanna Plaza to 25 feet. The depressed curb beyond the masonry wall is not "usable."
15. The masonry wall will contain the vehicles onsite and eliminate vehicle encroachment on the public sidewalk for a majority of the site's combined roadway frontage.

### **Traffic**

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

### **Stormwater Management**

19. The proposal to enclose the new open channel culvert and accompanying NJDEP Permit was reviewed with our Environmental and Stormwater Department. No comments for any revision and/or adverse impact were noted.



20. The Applicant should provide testimony summarizing the channel modifications and highlight how the design is in conformance with NJDEP and applicable Township Code requirements.
21. 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.
22. 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**

23. The Applicant shall summarize the site's existing lighting and the proposed lighting.
24. The Applicant shall confirm compliance with the Township Lighting Code Section 281-8.3 D for security lighting, E (3) for nonglare and non interference with driver vision, (5) for 0.5 minimum footcandle and F for 15-foot maximum mounting height.
25. The Township is recommending to request site lighting elevation up to six (6) months after site improvement completion to ensure the lighting onsite is adequate and does not require any modification.

### **Landscaping**

26. The Applicant shall summarize the landscaping improvement plan. The initial plant size for each plant should be added to the landscape schedule.

### **Signage**

27. The Applicant shall summarize all existing signage to remain, both on the building and on the site and the proposed signage. Any illumination of signage shall be identified and hours of illumination shall be confirmed.

### **Minor Site Plan/Lot Consolidation**

28. The minor site plan and legal descriptions have been reviewed by our Survey Department. Please see attached.

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

Very truly yours,

BOSWELL ENGINEERING



Marisa Tiberi, P.E.

MT/lv  
Attachment

cc: John's Automotive Inc.  
Shoen Engineering  
231023lv1



## Memorandum:

To: Marisa Tiberi Date October 17, 2023  
From: Eric Entwistle File Reference: MTES-164  
Re: Lot Consolidation – 160 Glenridge Avenue, Township of Montclair

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Please be advised that I have reviewed mapping and descriptions regarding "Consolidated Survey of 160 Glenridge Avenue, Township of Montclair" prepared by Behar Surveying Associates, PC dated June 5, 2023. The mapping and geometry of proposed lots form closed figures, check for square footage and appear generally correct.

1. Proposed lot numbering shall be obtained/confirmed by the Township of Montclair Tax Assessor.
2. If the map is to be filed with the County of Essex it must meet the requirements of the New Title Recordation Law, with respect to minor subdivisions. If this is not the intent, then deeds need to be provided to this office for review.
3. The New Jersey County and Regional Planning Enabling Act (40:27-6.2) provides for County review of ALL subdivisions of land within the County as does the Essex County Subdivision Review Resolution (Section II.A.1). All subdivisions that affect county roads or drainage facilities and/or are classified major subdivisions must be submitted to the Department of Planning and Economic Development, Division of Development Review for review and approval.

Initial &amp; Return \_\_\_\_\_

Signed \_\_\_\_\_