

November 17, 2023

VAMAX22004

Janice Talley, Director of Planning & Community Development
Montclair Township
205 Claremont Ave, 2nd Floor
Montclair, NJ 07042

**RE: PRELIM AND FINAL MAJOR SITE PLAN , STEM CENTER, APP. 2865
12-36 LLOYRD ROAD, MONTCLAIR, NJ 07042 (BLOCK 302, LOT 16)**

**SITE PLANS, SHEETS 1-16 LAST REVISED 17 NOVEMBER 2023
STORMWATER MANAGEMENT REPORT, LAST REVISED 17 NOVEMBER 2023
BUS TURNING MOVEMENT PLAN, LAST REVISED 17 NOVEMBER 2023
FIRE LADDER TRUCK TURNING MOVEMENT PLAN, LAST REVISED 17 NOVEMBER 2023**

Dear Janice Talley:

In response to the Development Review Committee letter dated October 6, 2023 we offer the following:

General Comments

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.

Response: We have concerns with the slope of the driveway if the length is decreased. We propose relocating the crosswalk out of the driveway entrance.

2. Signage must be provided that clearly indicates the direction of the new driveway.

Response: Driveway is proposed as one way clockwise from Lloyd Road. Do not enter signs are proposed at the upper parking lot connection.

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.

Response: Existing EV spaces labels have been added to the Site Plan. Parking calculations have been updated on the Zoning Table.

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.

Response: Sidewalk adjustments will be made per discussions with your office.

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.

Response: 100' bus drop off area has been widened to 20' to allow buses to pass near Sta 4+00.

6. A maintenance plan must be provided for the pervious pavement area.

Response: Plan will be provided.

7. A landscaping plan prepared by a licensed landscape architect should be provided.

Response: Plan will be provided by others.

8. The lighting plan should be revised to show lighting levels across the property, as well as height details of the proposed lighting fixtures.

Response: Lighting levels and pole details have been added.

9. Details of the materials for the new building and the screening material for the rooftop equipment should be provided.

Response: Details to be provided by the architect.

In response to the Boswell Engineering review letter dated September 27, 2023 we offer the following:

General Comments

3. All proposed improvements shall be clearly identified.

Response: Labels added to Site Plan.

Existing Non-Conformities/Variations

4. The existing and proposed development contain non-conformities and variance. We defer to the planners report of September 26th, 2023. The comprehensive listing, once the submission is deemed complete, shall be incorporated onto the Site Plan Title Sheet.

Response: Notes will be added to Title Sheet.

Soil Movement

5. The proposed development is situated within steep slopes. The new access drive primarily is of concern and will require extensive soil movement and erosion control measures. The Applicant shall provide an estimated total quantity of soil excavation and fill with support calculations. All excess excavation would need to be removed from the site. Any import of soil would require certification the soil was obtained from a reputable source and is clean per NJDEP requirements. This will be an extensive soil movement project. The estimated number of truck and the truck routes is recommended to be submitted to the Police Department for acceptance.

Response: Will provide.

6. Soil Erosion & Sediment Control plans and details are provided. The plan indicates a limit of disturbance of 1.13 acres. We do not concur. The regrading/proposed contour area for the new road is not included. The disturbance area associated to the road's wall is not practical and will require a larger area of disturbance in construction. The disturbance area quantity will increase. The lot's development will require Hudson, Essex, Passaic (HEPSCD) Soil Conservation District Certification.

Response: LOD adjusted. HEPSCD approval will be obtained.

7. Prior to any site development silt fencing and super silt fencing must be properly installed, embedded into the soil 6 inches and maintained throughout construction.

Response: Will comply.

8. During construction, any soil tracked onto Lloyd Road will be required to be immediately removed.

The Applicant is reminded the Township will not tolerate any offsite silt and soil tracking. Any breach of silt controls would result in an immediate Stop Work Order being issued until all soil erosion controls are repaired and replaced.

Response: Will comply.

9. Ant roadway, curbing, or storm inlet along the property frontage damaged due to construction activities will be required to be repaired by the applicant to the satisfaction of the Township's Construction and Engineering Departments.

Response: Will comply.

10. The Grading Plan is incomplete. Existing contours shall be labeled through the areas of disturbance. The walls needed for the new road shall be identified. Top and bottom of wall elevations shall be provided at 10-foot intervals for each. The maximum height of each wall shall be provided and location of same shall be identified.

Response: Labels provided on Grading Plan.

11. Stability calculations are required for each and any wall exceeding four (4') feet of height. Additionally post construction certification will be required from a licensed NJ professional engineer for each wall.

Response: Will provide wall calculations and shop drawings prior to construction.

12. The proposed contours shall be labeled, identifying the elevations. The proposed contours by the existing parking lot's lower new access and new perimeter walkway are not completed and do not tie into existing contours. The overall grading plan is not complete.

Response: Additional labeling/clarification added.

Tree Removal/Preservation – Conceptual Design

13. The development will require tree removal.

Existing tree mapping, size and type are provided on the Alta survey however, the limit of disturbance is not superimposed to quantify the tree loss.

Native tree replanting, soil stabilization of steep slopes and landscaping improvements would need to be addressed.

The demolition plan does not address the tree removal associated with the new road and retaining walls.

Response: Tree removal and mitigation calculations/plan to be provided by others.

Steep Slopes

14. The Applicant shall address compliance to steep slope Sections 294-5.B, D & H and 294-6.C through J.

Response: Will comply except waiver requested from showing all existing drainage systems off site.

Stormwater Management

15. This is a major development project, as per NJDEP and Montclair Township Ordinance criteria. The engineer has provided a Stormwater Management Report.

The project's overall stormwater design is under review with our Hydrology Department. Comments will be forwarded under separate cover.

As per initial review and associated information on the Utility Plan, the design is incomplete. The drainage design elements will require regrading. This regrading information shall be provided on the Grading Plan in addition to the Utility Plan.

Response: Will comply, additional calculations and details added.

16. The property owner will be responsible for maintenance of the stormwater management facilities. The detention system is recommended to be inspected at least twice annually, as well as, after every rainfall event greater than 2 inches.

Response: Agreed.

17. During development, no runoff from this property shall affect any adjacent property or roadways both during and subsequent to construction. In the event a drainage problem persists, the applicant will be responsible to remedy the matter at his/her own cost.

Response: School to address.

Architectural Plans.

18. The applicant shall summarize the proposed building addition improvement. The size, the layout of each floor, the seating, the amenities, the lighting, the signage, the exterior and interior finishes, etc shall all be presented to the Board.

Response: Details to be provided by the Architect.

Site Plans

19. The fully engineered site design will require minimum existing and proposed front setbacks, accurate to the tenth, minimum rear and side yard setbacks to the back of walls, the road, width of road, etc.

Response: Dimensions added.

20. The maximum allowable roof ridge calculation and supporting information from the average of the lowest existing or proposed building perimeter grade at 10-foot intervals will need to be provided to define the building height and confirm compliance.

Response: Calculations to be provided by the Architect.

21. All walls within a fully engineered site design, exceeding four (4') feet will require stability calculations and construction details. Post construction certification from a licensed NJ professional engineer will be required for all walls four (4') feet and higher. Wall section submission is requested for this site's development design.

Response: Will comply.

22. Fall protection for the proposed walls throughout the site would need to be addressed as well as the proposed perimeter walkway.

Response: Fencing has been added to plans.

23. The fully engineered site plan design would be requested to contain the mapped location for air conditioning units, any generator etc.

Response: Architectual plans will address.

24. The proposal for any sump pumps within the final design would need to be addressed.

Response: No sump pumps are proposed.

25. Driveway width, slope and sight distance information for the proposed road/driveway needs to be fully provided.

Response: Dimensions added.

26. All utilities servicing the addition need to be addressed on the fully engineered site plan. Sanitary flow estimates (GPD) gallons per day shall be provided. The applicant shall confirm if a Treatment Works Approval (TWA) from the NJDEP will be required.

Response: No additional students or staff are proposed, hence no additional flow is proposed.

27. The new road and retaining wall impact the driveway of the existing dwelling. The plans shall provide specific width dimension reduction and regrading necessary for same.

Response: Details added and will be added to comply.

28. The Applicant shall support the need and function for the new road/driveway and walkway. This road construction will result in extensive tree loss, steep slope disturbance, major retaining walls, extensive soil movement, etc.

Response: Support for the driveway will be provided by the school.

29. The applicant shall provide testimony addressing any ADA accessible routes and conformance with ADA Standards for Accessible Design. Any ADA improvements will require post construction certification.

Response: School and Architect will address ADA requirements.

30. The plan shall provide the top and bottom elevations of the new full reveal curbing and the depressed curbing.

Curbing of the new road is strongly recommended to assist in water runoff control and protection of the steep slopes. Although not labeled/identified, curbing appears proposed.

Response: Curbing is proposed and details shown on proposed driveway cross-section.

31. Any roof top HVAC units shall be identified. Air conditioning units shall be confirmed, if proposed on the roof, otherwise mapped on the site plan.

Response: Architect will provide.

32. The Zoning Chart shall be revised to clarify the required parking. The chart indicates 186 spaces. The parking calculations indicate 191 spaces.

Response: Parking calculations have been revised to show 121 spaces required, 179 proposed.

33. The Demolitions Plan needs to be updated to include the new road and stair access, from the parking lot area, etc.

Response: Plan updated.

34. The Grading and several additional plans provide for multiple “proposed” items within the plan legend, however none are depicted on the plan. For example, “proposed trees and shrubs” are provided within the plan legend, however none are shown on the respective plan.

Response: Plans updated.

Utilities

35. The Utility Plan shall address all existing utilities and all proposed utilities for the addition.

Response: Utility detail added.

36. Post construction and prior to CO issuance, the existing and new sanitary service line shall be videotaped. Any damage and/or obstructions shall be addressed by the applicant.

Response: School to address.

37. Any existing storm sewer onsite infrastructure shall be cleaned and videotaped. Any damages or comprised integrity of the systems inlets and/or piping shall be repaired by the applicant.

Response: School to address.

Parking/Traffic

38. The Applicant shall summarize the required parking increase associated to the addition, the existing parking, it’s location onsite, the proposed parking count and any added parking.

Response: Parking calculations updated. No new parking proposed.

39. The plans shall identify any and all handicap parking and EV parking.

Response: Plans updated.

40. A traffic report shall be provided for this application.

Response: Since no increase in students or staff is proposed, waiver is requested.

41. Provide an emergency vehicle turning template for a southbound emergency vehicle entering and exiting the new proposed road/drive.

Response: Ladder truck turning movement plan submitted.

Landscape and Lighting

42. The applicant shall summarize the proposed lighting for this application addressing compliance with section 281-8.3 of the Township code.

Response: Proposed lighting plan updated.

43. The lighting plan shall provide footcandle illumination values at the shared property lines with the residential zones.

Response: Footcandle grid added to Lighting Plan.

44. The details for the lighting shall be provided inclusive of the light pole height and any lighting proposed for the new perimeter walkway.

Response: Added.

45. Our office recommends the Township reserves the right to evaluate the lighting up to six (6) months beyond co issuance, for any required adjustments.

Response: School to address.

46. The Applicant shall quantify all tree removal and provide a fully designed landscape plan.

Response: Tree removal and mitigation plan to be provided by others.

Signage

47. The applicant shall summarize and provide on the plans any and all signage modifications proposed.

Response: Site plan revised to show 'Do not enter' signs at upper parking lot connection to drive.

Miscellaneous

48. As mandated by the State of New Jersey, an applicant must recycle the following construction materials and demolition debris which may include, but is not limited to, concrete, asphalt, wood, metals, bricks, block masonry, wallboard, dirt, rocks, landscape waste, and other inert waste.

It is the responsibility of the applicant to properly recycle these items. Upon disposal of these items the applicant must obtain a weight tonnage slip that should be forwarded to the Department of Public Works for recycling tonnage credit. Please note this on the Site Plans.

Response: School to address.

49. This application will require inspection of site improvements; curbing, pavement, walls, sidewalk drainage, etc.

Due to the new road proposal, the site is recommended to be inspected to ensure erosion control measures are fully and properly installed prior to any demolition or building permit issuances.

Response: School to address.

50. An As-built Survey will be required prior to CO recommendation to ensure compliance in construction to the Board approved plan.

Response: School to address.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in black ink that reads "Mark S. Mayhew". The signature is written in a cursive style with a large initial 'M' and 'M'.

Mark S. Mayhew, PE, CME
Senior Engineer

cc: Brian Perry, PE
Alan Trembulak, Esq.
Robert Douglass, AIA, V&MA
Kathryn Davison, MKA

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