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MEMORANDUM

TO: Board of Adjustment
FROM: Janice Talley, PP/AICP
DATE: November 28, 2023
RE: **App. 2865 – 12-36 Lloyd Road (Montclair Kimberly Academy)**
Block 302, Lot 16

APPLICATION STATUS: Complete

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.
- Sixteen-page set of engineering plans prepared by Pennoni Associates dated 9/5/23.
- Revised nine-page set of architectural plans prepared by Voith & Mactavish Architects LLP dated 11/17/23.
- Revised sixteen-page set of site plans prepared by Pennoni Associates dated 11/17/23.
- Two-page site turning movement plan – bus dated 11/17/2023.
- Three-page color renderings received on 11/22/2023.
- A letter from Mark S. Mayhew, PE of Pennoni Engineering responding to the DRC Memorandum and the Board Engineer's report.
- Revised Stormwater Management Report prepared by van Note-Harvey Associates dated 11/17/23.

Site Description

The subject property is 6.65 acres 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.

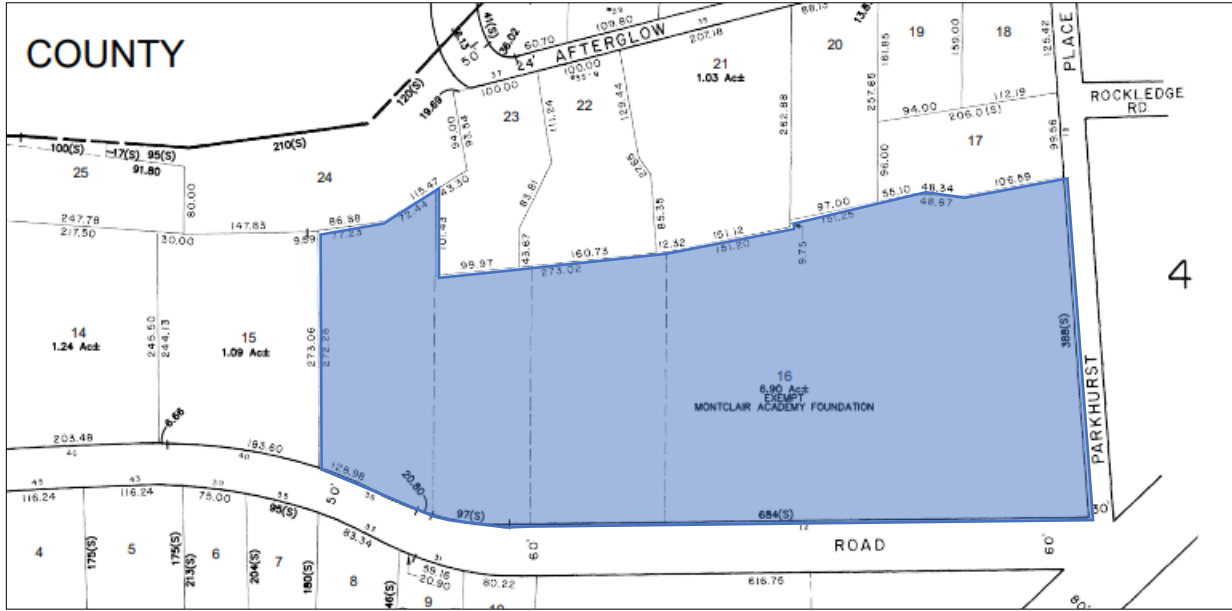


Figure 1: Tax Map of the subject property.



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 Lloyd Road with the building in the rear as shown in Figure 4.

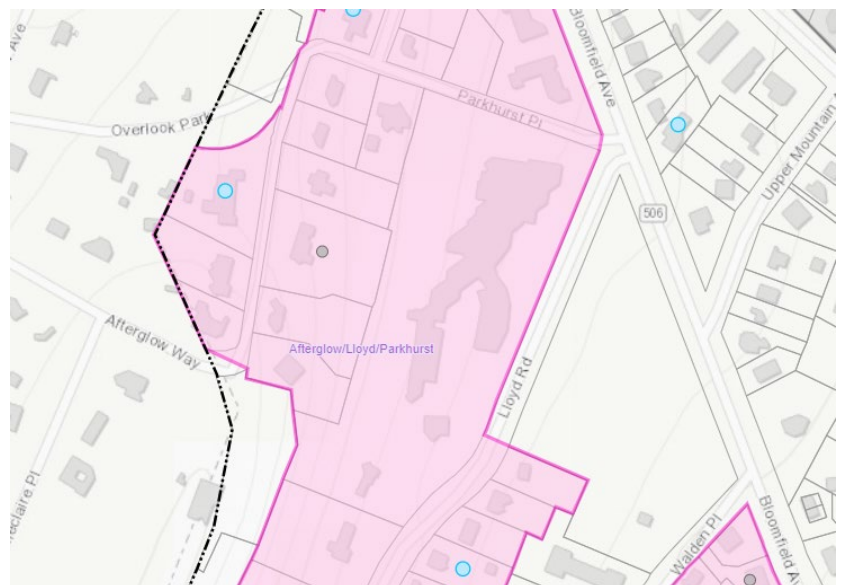


A new 18-foot-wide driveway one-way is proposed on the south side of the school providing ingress to the parking area in the rear yard. Only one means of egress will remain which will be 15.2 feet wide. A total of three ingress and one egress driveways are

provided. A sidewalk is proposed along the north side of the driveway and will be illuminated by 10-foot tall light poles. New light bollards are proposed along the new sidewalks in front of the school.

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.



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 condition 6 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 one-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 met.*
 - 10) The maximum permitted impervious surface coverage shall be 70%. **Response:** *This condition is met as the proposed impervious coverage is 53%.*
 - 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.

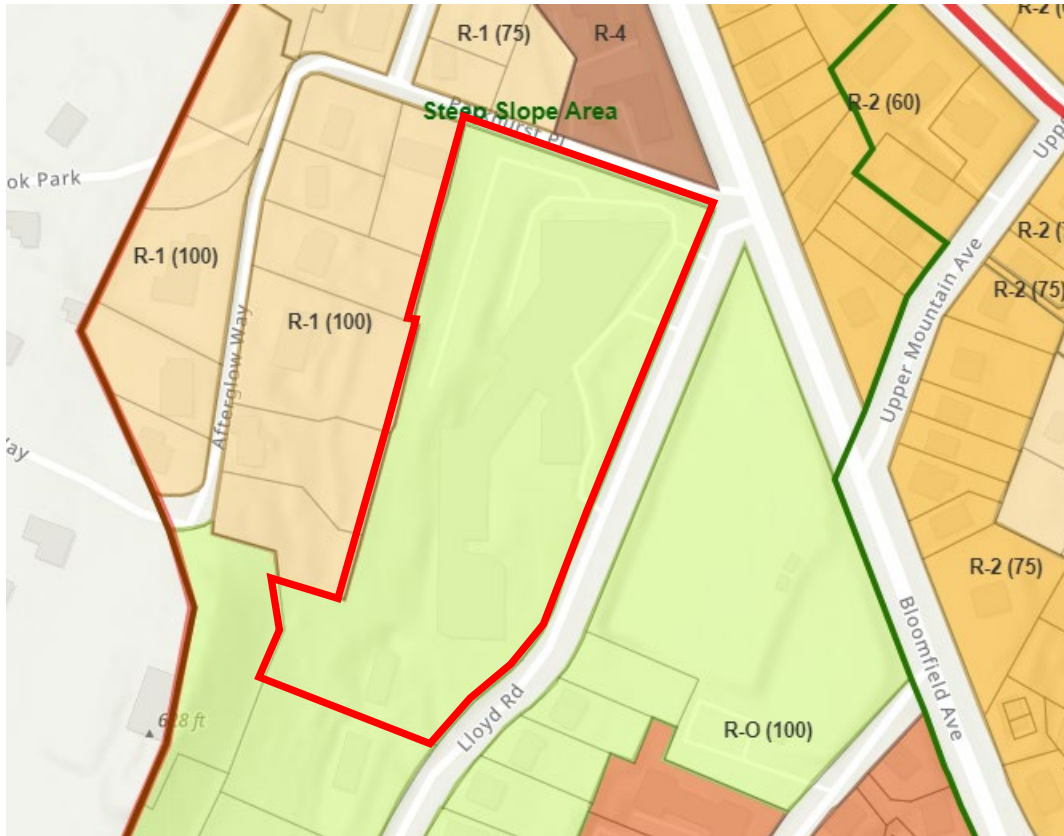


Figure 7: Zoning Map of the subject property

Planning Considerations

1. A tree removal plan has been provided but lacks details to evaluate the plan. The tree removal plan should be aligned 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.
2. A landscaping plan is submitted pursuant to **Montclair Code §281-8.2** on sheet L1.1 of the architectural plan. The landscaping plan must be shown on the site plan to provide the necessary context to review the plan.
3. The Plan should identify the location of all handicapped parking spaces and spaces that have electric vehicle charging stations.
4. The lighting plan submitted pursuant to **Montclair Code §281-8.3** on sheet 8 of 16 of the site plan indicates the height of all bollards and light poles along with the proposed light intensity. One of the rear entrances of the building appears to have a low level of illumination shown as 0.3 and 0.2 Fc. More details are to be provided pursuant to **Montclair Code §281-8.3 (E)(1)**.
5. A parking analysis has been provided showing how the 121 parking spaces are identified in the Zoning Table. A total of 76 spaces are provided onsite and 49 spaces are located on Lloyd Road in the right of way. However, five out of 49 spaces belong

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to the Township of Montclair pursuant to **Montclair Code §230-37** which is an easement agreement between the Township and the Montclair Kimberly Academy. The applicant should provide documentation showing authorization to use the 44 spaces in the right of way.

6. Details showing the site characteristics east of Lloyd Road must be provided in the area of the crosswalk to determine how it relates to the existing sidewalk system.
7. 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**.
8. Details of the rooftop mechanical equipment screen are provided on sheet A3.1 of the architectural plan. A proposed metal rooftop screen measuring 10 feet in height is shown. The boundaries of the 10-foot-tall mechanical screen should be shown on the rooftop plan. (Sheet A1.4)