



APPLICATION FOR DEVELOPMENT

Planning Board
 Board of Adjustment
 App. Number: _____

Date Filed: _____
 Valid Application Date: _____
 Completeness Date: _____

1. PROPERTY INFORMATION

Address 560 Valley Road Zone NC, Neighborhood Commercial
 Tax Map Number: _____ Block 1711 Lot(s) 26
 Present Use: Existing 2-story Bank of America building.

Has there been any previous application involving these premises? Yes () No;
 If yes, nature of application, date, and determination
 Refer to attached 'Summary of Prior Approvals'

Is there adjacent property in common ownership? () Yes No If yes, address of property

Restrictions, covenants, easements, association by-laws, existing or proposed on the property.
 () Yes [attach copies] No () Proposed

2. APPLICANT INFORMATION

Name Bank of America, c/o CBRE (Timo Saareste)
 Address 200 Park Avenue #2001
 City/State/Zip New York, New York 10017
 Phone # (934) 204-8927 FAX # _____
 E-Mail timo.saareste@cbre.com
 Applicant is a: Corporation () Partnership () Individual

3. OWNER'S INFORMATION

Owner's Name: Bank Of America
 Address: 101 North Tryon Street, Charlotte, NC 28255
 Telephone Number: _____
 Attach an affidavit of ownership or owner's authorization to submit the application.
 (Attached)

4. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership application must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name: See Attached Ownership Disclosure Address: _____ Interest: _____
 Name: _____ Address: _____ Interest: _____
 Name: _____ Address: _____ Interest: _____
 Name: _____ Address: _____ Interest: _____

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name Troutman Pepper, C/O Thomas Letizia
 Address 301 Carnegie Center, Suite 400, Princeton, NJ 08540
 Phone # (609) 951-4136 FAX _____
 E-Mail thomas.letizia@troutman.com

6. APPLICANT'S ENGINEER

Name Stonefield Engineering & Design LLC
Address 92 Park Avenue, Rutherford, NJ 07070
Phone # (248) 247-1115 FAX _____
E-Mail kheffernan@stonefieldeng.com

7. APPLICANT'S ARCHITECT

Name N/A
Address _____
Phone # _____ FAX _____
E-Mail _____

8. NATURE OF THE APPLICATION (Check applicable items)

- | | |
|--|---|
| <input type="checkbox"/> Conceptual Subdivision Plan | <input type="checkbox"/> Conceptual site plan |
| <input type="checkbox"/> Minor subdivision | <input checked="" type="checkbox"/> Minor site plan |
| <input type="checkbox"/> Major subdivision, preliminary | <input type="checkbox"/> Site plan approval, preliminary residential |
| <input type="checkbox"/> Major subdivision, final | <input type="checkbox"/> Site plan approval, preliminary nonresidential |
| <input type="checkbox"/> Amendment to approved plat | <input type="checkbox"/> Site plan approval, final |
| <input type="checkbox"/> Lot line adjustment | <input type="checkbox"/> Amendment to approved site plans |
| <input type="checkbox"/> Conditional use | <input type="checkbox"/> Steep slope review |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Wireless telecommunications application |
| <input type="checkbox"/> Variance, other residential | <input type="checkbox"/> Appeal from administrative decision |
| <input type="checkbox"/> Variance, other non-residential | <input type="checkbox"/> Interpretation of zoning ordinance |
| <input type="checkbox"/> Zone change | <input checked="" type="checkbox"/> Historic Preservation Commission review |

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

The existing and proposed use for this project is an operational commercial bank building. The proposed improvements are limited to exterior lighting renovations as part of Bank of America's national lighting upgrade program that aims to bring all bank branches into security compliance with New Jersey State Statute Section 17:16K-10 "Minimum lighting requirements" and to remove/replace all outdated fixtures with new LED & full cut off fixtures. The project includes the replacement of multiple wall mounted light fixtures and the addition of 5 new wall mounted fixtures. The type of use, hours of operation, number of employees, and number of parking spaces will not change as a result of this project's proposed improvements. All existing light poles are to remain while their fixtures will be replaced.

10. DOES THIS APPLICATION COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance and waivers requested and state principal points on which the variance request is made. Use a separate sheet if necessary.

Waiver requested for Section 281-8.3.F of the Township of Montclair Site Plan Review standards - "Height of fixture. Lighting shall be provided by fixtures with a mounting height not more than 15 feet or the height of the building, whichever is less, measured from the ground level to the centerline of the light source." Proposed Fixture AH1, wall mounted light is proposed at a height of 22 FT at finish grade which exceeds the maximum height requirement of 15 FT. This design stems from the need to hit minimum lighting levels per the state statute.
Waiver requested for Section 281-8.3.E - The maximum footcandle in areas used by the public is 2 FC, and the lighting intensity shall not exceed 0.3 FC along any property line. The proposed lighting in public areas exceeds 2 FC, and the lighting intensity at the property line exceeds 0.3 FC.
This deviation stems from the need to meet/exceed the minimum lighting levels set by the NJ State Statutes.

11. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH. Attach Copies of approvals of other government agencies as may be required or an affidavit indicating that application has been made to such agencies.
N/A

12. ENVIRONMENTAL ASSESSMENT FORM

All subdivision and major site plan applications shall complete this form to evaluate how the application addresses the requirements in the most recent version of the “Leadership in Energy and Environment” (LEED) or “Green Globes” rating system. Attach additional sheets if required.

- 1. Provide the name of any LEED-accredited or similar professionals working on the project.
N/A

- 2. List all appliances, fixtures and construction techniques that meet the U.S. EPA’s Energy Star or WaterSense standards.
Upgrade of existing lights to new LED Lighting fixtures

- 3. List all green and/or recycled building materials to be used in construction, renovation and maintenance.
N/A

- 4. Describe any water-efficient landscaping proposed for the project.
N/A

- 5. Describe any on-site renewable energy systems, such as solar, wind or geothermal, proposed for the project.
N/A

- 6. Provide details of roofing materials designed to reduce the urban heat island effect.
N/A

- 7. Provide details of any sustainable stormwater systems employed, such as bioswales, rain gardens, permeable surfaces, grey water systems, retention and detention facilities or continuous trenching.
N/A

- 8. Provide a list of native and well-adapted species used in landscaping to minimize the need for fertilization and pesticides.
N/A

- 9. Provide the location, number and type of electric charging stations.
N/A

- 10. Describe how all construction and demolition waste will be handled.
N/A

13. APPLICATION FEES AND ESCROW DEPOSITS. The application fee and escrow deposit is based on the following fee schedule:

	Application Fee	Escrow Deposit
Conceptual subdivision plan	\$150	\$250
Minor subdivision	\$300	\$1500
Major subdivision, preliminary	\$500	\$2000 + \$200 per lot
Major subdivision, final	\$200	50% preliminary fee
Amendment to approved plat	50% of original fee	50% of original fee
Lot line adjustment	\$300	\$500
Conceptual site plan	\$250	\$250
Minor site plan	\$500	\$1000
Site plan approval, preliminary residential	\$500 + \$25 per dwelling unit	\$2,000 + \$200 per dwelling unit
Site plan approval, preliminary nonresidential	\$500 + \$10 per 1,000 s.f. building area	\$2,000 + \$100 per 1,000 s.f. building area
Site plan approval, final	50% of preliminary fee	50% of preliminary fee
Amendments to approved site plans	50% of original fee	25% of original fee
Conditional use	\$300	\$500
Use Variance	\$500	\$1,500
Variance, other residential	\$200	\$500
Variance, other non-residential	\$200 per variance	\$250 per variance
New or expanded parking lots – multifamily or nonresidential		\$1,500
New or expanded parking lots – residential with 5 or fewer parking spaces		\$850
Engineering Review		\$750
Wireless telecommunications application		\$1,500
Appeal from Administrative Decision	\$200	\$1,500
Request for Interpretation of Zoning Ordinance	\$200	\$1,000
Zone change	\$1,000	\$1,500
Certified List of Property Owners	\$10	
Permit to maintaining the Official Map	\$250	
Reproduction of recorded hearing	\$10 per compact disk	
Special meeting	\$800	
Zoning permit	\$50	
Zoning Map	\$20	
Master Plan – Land Use & Circulation Plan	\$100	
Master Plan – Housing Plan	\$10	
Master Plan – Conservation Plan	\$10	
Master Plan – Stormwater Management Plan	\$10	
Master Plan – Historic Preservation Plan	\$10	
Historic Preservation Advisory Review		\$250

Make checks payable to: Township of Montclair

A W-9 form must be submitted with all escrow fee checks. When an application involves two or more fee categories, the fee shall equal the total of the fees required for each type of application requested. The Developer's Fee/Inclusionary Zoning Ordinance Fee (IZO) is payable upon issuance of certificates of occupancy, if applicable.

14. CERTIFICATION

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Signature of Applicant or Agent:  Date: 11, 8, 23

MANDATORY SUBMISSION ITEMS AND APPLICATION CHECKLISTS

The following items are required for submission of a complete application to the Planning Board or the Board of Adjustment. Some items may not apply to all applications. The applicant may request that certain items be waived by the Board. This checklist contains a summary of the requirements specified in § 202-29.1, § 281-8 and § 301-37 of the Code of the Township of Montclair.

A. ALL APPLICATIONS MUST INCLUDE:

- 1. Twenty (20) copies of the application for development. If the application requires an appearance before the Historic Preservation Commission, an additional ten (10) copies of the application must be submitted.
- 2. Twenty (20) paper copies and one digital copy in PDF format of plans, maps and construction details, and five (5) reports (drainage, etc.), as required in the appropriate checklist. The requirement for a digital copy is optional but strongly encouraged for applications involving one- and two-family homes. If the application requires an appearance before the Historic Preservation Commission, an additional ten (10) copies of the application must be submitted.
- 3. Twenty (20) copies of a survey signed and sealed by a New Jersey-licensed surveyor. An ALTA/ACSM survey is required for all major site plan and subdivision applications.
- 4. Photographs of the building and property.
- 5. A completed Environmental Assessment Form is required for all subdivision and major site plan applications.

B. ALL PLANS MUST INCLUDE:

- 1. Name and address of the applicant and the owner.
- 2. Name, address and title of the person preparing the plan, maps and accompanying data including a signature and certification, as appropriate, by a New Jersey-registered engineer, land surveyor and/or architect, with property survey data based on current conditions as they exist.
- 3. Name and date of preparation of the plan and the dates of each revisions, where applicable.
- 4. Lot and block number or numbers of the lot or lots from the Township Tax Maps.
- 5. Area of lot or lots and the length and bearings of the lot lines of the proposed project.
- 6. Minimum building setback line on all lots and dimensions from all structures to the lot lines so that side yards, rear yards and front yards are shown.
- 7. Map scale and north arrow and key map relating the site to the streets in the surrounding area.
- 8. Zone district in which the lot or lots are located and the zone district or districts of all the immediately adjoining lots.
- 9. All existing structures and wooded areas within the site and within 200 feet thereof.
- 10. A zoning table showing the zoning requirements applicable to the site and any variances required.

C. CONCEPT PLANS. In addition to the items required in Sections A and B, concept plans must also include:

- 1. The original and proposed lot layout, lot dimensions and total area of each lot, if applicable.
- 2. A site illustration, indicating with sufficient accuracy all boundaries of the site with natural features of the land and showing all developed, undeveloped and to-be-developed portions.

D. VARIANCE APPLICATIONS. In addition to the items required in Section B, variance applications must also include:

- 1. Existing and proposed principal building or structure and all accessory buildings or structures, if any, with dimensions showing present and finished grade elevations at all corners and entrances of said building or structures, first-floor elevations and the complete floor plans and elevation plans thereof.
- 2. Other information necessary to show the nature and extent of the variance requested.

E. SUBDIVISION AND MAJOR SITE PLAN APPLICATIONS. In addition to the items required in Section B, all subdivision and major site applications must also include:

- 1. An appropriate place for the signatures of the Chair and Secretary of the Planning Board or Zoning Board of Adjustment and the Township Engineer.
- 2. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances which may affect the lot or lots in question.
- 3. Location, size and nature of the entire lot or lots in question and any contiguous lots owned by the applicant or in which the applicant has a direct or indirect interest.
- 4. Location, names and pavement and right-of-way widths of all existing and proposed streets abutting the lot or lots in question
- 5. Present and proposed topography, based on New Jersey Geodetic Control Survey datum, at two-foot contour intervals, including 100 feet outside the site to show the relationship to adjoining properties.
- 6. Existing and proposed setback dimensions, landscaped areas and trees over six inches caliper.

7. Existing and proposed principal building or structure and all accessory buildings or structures, if any, with dimensions showing present and finished grade elevations at all corners and entrances of said building or structures, first-floor elevations and the complete floor plans and elevation plans thereof.
8. Property lines of all abutting properties, together with the names and addresses of the owners as disclosed on the Township Tax Maps and tax rolls as of the date of the site plan application, and the location of the existing structures within 100 feet of the property line for properties abutting the site in question.
9. Location, type and size of existing and proposed curbs, sidewalks, driveways, street pavement widenings, fences, retaining walls, parking space areas and the layouts thereof and all off-street loading areas, together with the dimensions of all the foregoing, for the site and the nearest portions of properties abutting the site.
10. A map showing the entire drainage area and the drainage area contributing to each pertinent drainage structure along with drainage tabulation sheets showing calculations for each drainage area.
11. Location, type and size of existing and proposed drainage swales, seepage pits, catch basins and other storm drainage facilities, both frame and invert elevations and all utilities, both above- and below ground.
12. A stormwater management plan, if required.
13. All existing and proposed signs and their size, nature of construction and location, and all existing and proposed exterior lighting, including size, nature of construction, location, height, the area and direction of illumination and the lumen power.
14. Soil erosion and sediment control plan for sites where over 5,000 square feet of ground area is being disturbed.
15. Cost estimates and proposed construction and maintenance bonds and construction time schedules related to building construction for any required improvements not proposed to be completed before the issuance of a certificate of occupancy.
16. Plans for any off-tract improvements, including cost estimates and calculations of the share to be borne by the developer.
17. Any and all other information and data necessary to meet any of the requirements of this chapter not listed above.
18. Landscape plans showing name, quantity, location, size as to caliper and height of existing and proposed trees, trees to be removed, shrubs and all plant materials, prepared by an architect, engineer, professional planner or a licensed landscape architect.
19. Satisfaction of Chapter 294, Steep Slopes, where applicable.
20. Streetscape elevations of proposed buildings and buildings immediately adjacent to proposed buildings.

F. MAJOR SITE PLAN APPLICATIONS. In addition to the items required in Sections B and G, major site plans applications must also include:

1. Exterior garbage and recycling storage areas for multifamily and commercial developments.
2. Colored renderings of the proposed building(s) viewed from two separate perspectives from the adjacent streets.
3. A digital 3-D model showing the massing and design detail of the proposed building from all directions in context with the surrounding buildings within 500 feet of the subject property.
4. A landscape plan as required in Montclair Code §281-8.2.
5. A lighting plan as required in Montclair Code §281-8.3.
6. Building design details as required in Montclair Code §281-8.1 and 8.5.
7. A master signage plan as required in Montclair Code §347-111D.
8. The location and type of affordable housing units provided as required in Montclair Code §347-156.
9. The location and details of all mechanical equipment, including any required screening, as required in Montclair Code §347-23.
10. Parking, loading and circulation details as required in §281-9, including a pedestrian mobility plan.
11. A snow removal plan.
12. A description of how the project addresses universal design and adaptability principles.

G. SUBDIVISION APPLICATIONS. In addition to the items required in Sections B and G, subdivision applications must also include:

1. Plans, profiles and cross sections of all proposed streets within the subdivision and profiles of existing and future continuing streets a minimum distance of 200 feet beyond the subdivision boundaries.
2. Plans of proposed utility layouts (water, gas and electricity) showing feasible connections to an existing or any proposed utility system.
3. Plans and profiles of all proposed and existing sanitary sewers, storm drains, drainage ditches and streams within the subdivision, together with the locations, sizes, elevations, grades and capacities of any existing sanitary sewer, storm drain, drainage ditch or stream to which the proposed facility is to be connected.
4. Location and results of percolation tests where a public sewage disposal system is not available.
5. Plans for an individual sewage disposal system where same is proposed.