



December 7, 2023

Ms. Janice Talley, PP, AICP  
Planning Board Secretary  
Township of Montclair  
205 Claremont Avenue  
Montclair, New Jersey 07042

**RE: Application #2833 – 509 Park Street**  
Block 2710, Lot 29  
Revised Plans  
(Our Project # 22-219)

Dear Ms. Talley:

Enclosed are ten sets of the revised plans for the subdivision application related to 509 Park Street. In an effort to address comments from both the Board and the public, we have eliminated one of the proposed lots which, in turn, eliminates two of the three variances we were originally seeking.

The new subdivision configuration includes one new lot on the southerly side of the property that will have 100 feet of frontage along Park Street. The new subdivision line has been created perpendicular to the Park Street right-of-way. This new lot is fully conforming, actually exceeding the lot width requirement, regardless of the use of the applicable definition or the current definition within the ordinance.

The proposed plan also eliminates the need for the variance associated with the Maximum Building Width related to the existing structure. The lot on which the existing house sits will now have significantly more width than what the current structure requires. We note that the existing lot does not meet the Lot Depth Requirement within your ordinance and the newly created lot for the existing home does not meet the standard either. As such, we offer that there is still a variance required for Lot Depth associated with Proposed Lot 29.01.

Finally, we have modified the proposed house plans to be more reflective of the existing streetscape. The new plan includes a 4-bedroom, three bath home with a finished basement and a detached garage. The building is in full conformance with your ordinance, based upon the conceptual Grading Plot Plan presented as part of the package. Finally, we have identified a total of 21 trees that would need to be removed, should the plan be constructed as presented. While we have not identified species or a replanting program, which is premature at this level, we believe that the tree removal is representative of what is necessary to develop the property given the regulatory requirements and the historical constraints.

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We look forward to continuing our hearing to conclusion on December 18, 2023. As always, should you have any questions, please call.

Very truly yours,

PETRY ENGINEERING, LLC

*J. Michael Petry*

J. Michael Petry, PE, PP, AIA

