

Janice Talley, PP/AICP

Director

Department of Planning & Community Development

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TO: Development Review Committee
FROM: Janice Talley, PP/AICP
DATE: December 18, 2023
RE: **App. 2759: Bank of America – 560 Valley Road**
(Block 1711, Lot 26)

This report reviews an application filed with the Planning Department for a modification to the lighting plan and reviews the following items submission items:

- Application for Development dated 11/22/23.
- Seven-page set of engineering drawings by Stonefield Engineering, revised 11/20/23.
- Survey prepared by Thomas F. Miller dated 2/21/23.
- 42-page set of photographs

Site Description

The property contains a two-story office building occupied by Bank of American. Access is provided by an entrance driveway on the north side of the building and an exit driveway on the south side of the building. Parking and drive-through services are provided at the back of the building.

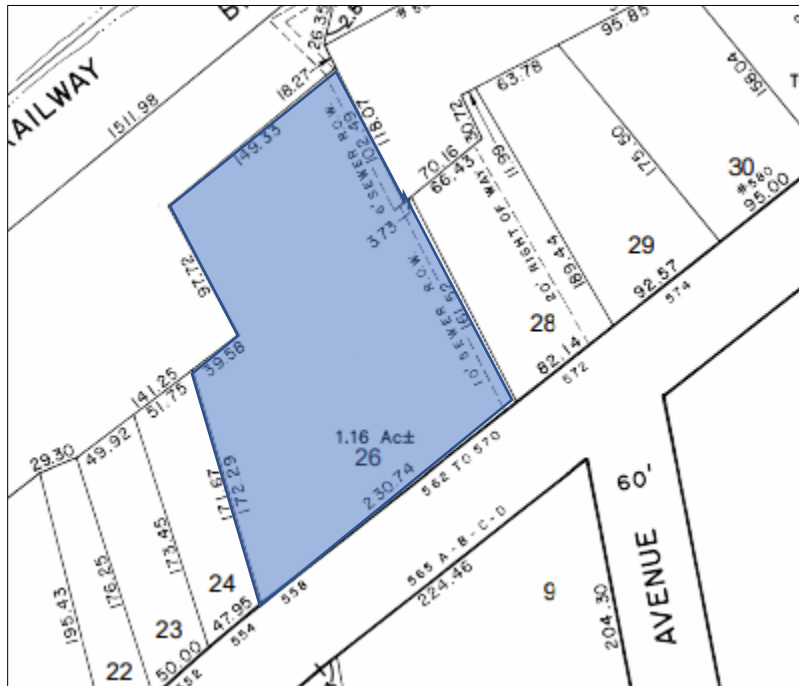


Figure 1: Location of subject property on the Township tax map.



Figure 2 – Location of the subject property

Project Description

The applicant proposes to upgrade the existing lighting on the site to improve security and increase energy efficiency. New lighting proposed as part of the project includes:

- New security lighting in the vicinity of the existing automated teller machine facilities located in the front vestibule and at the exterior drive-through.
- Update all exterior and interior light fixtures with new, energy-efficient LED models.
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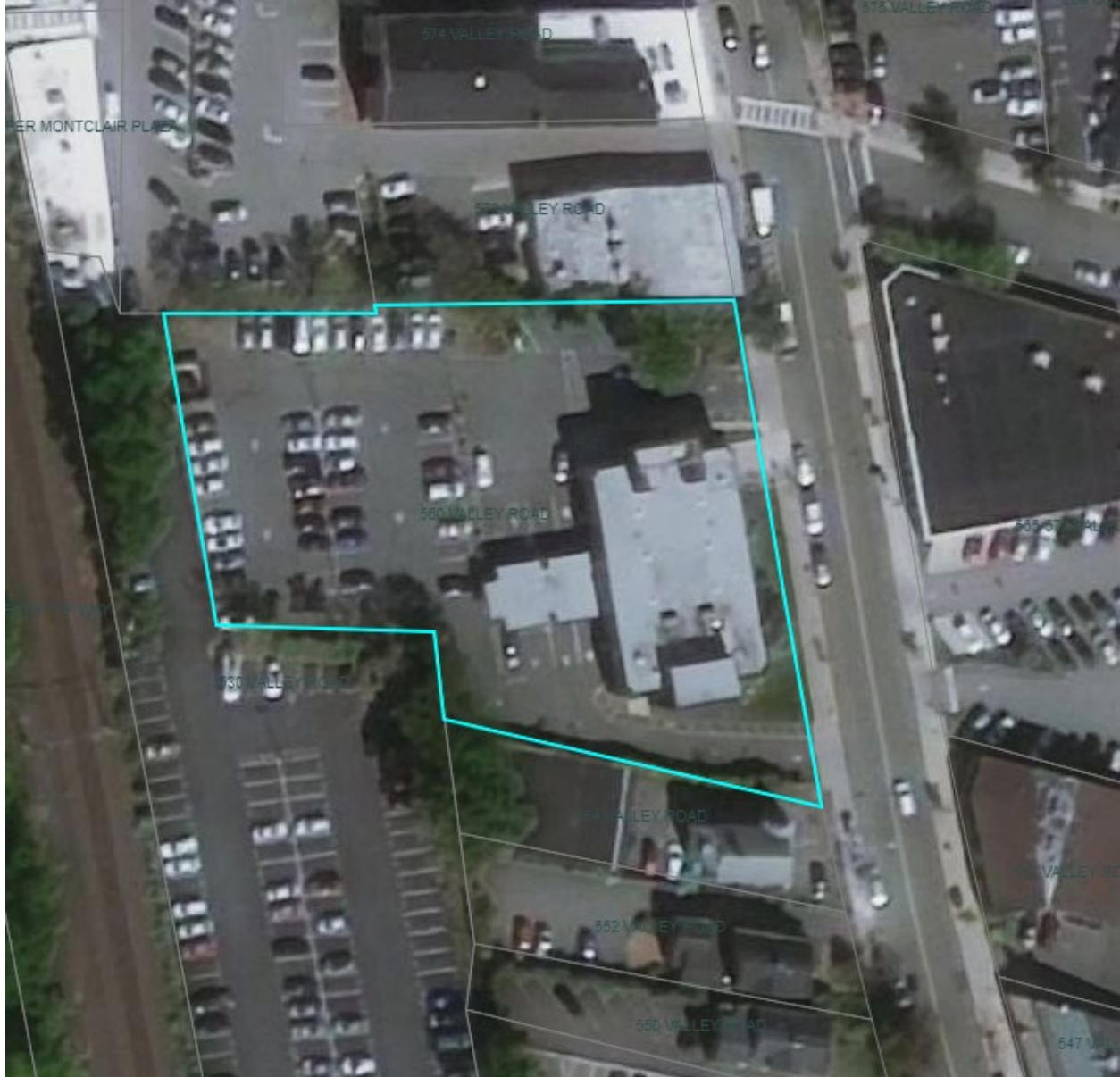


Figure 3: Aerial view of subject property.

Zoning

The subject property is in the N-C Neighborhood Commercial zone district. The current proposal is to replace the current light fixtures with new LED lights and add five new wall-mounted light fixtures. One of the new light fixtures (AH1) has a mounting height of 22 feet which exceeds the maximum height permitted in **Montclair Code §281-8.3F** which permits a maximum height of 15 feet. In addition, **Montclair Code §281-8.3E** permits a maximum light intensity of 2.0, with a maximum of 0.3 footcandles along any property line. The new lighting plan for the parking lot and driveways far exceed this maximum with light levels 18.9 footcandles.

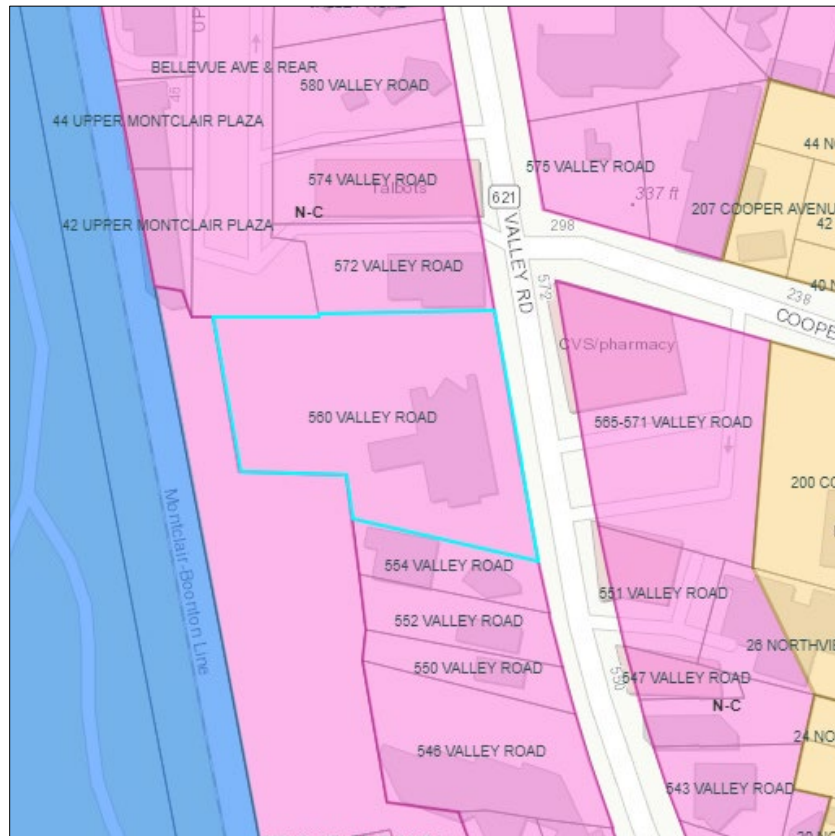


Figure 4 - Zoning Map of the subject property

Historic Context

The subject property is in the Upper Montclair Historic District and is identified as a “noncontributing building.” The application was not referred to the Historic Preservation Commission because the signage improvements are not visible from the street.

Planning Considerations

1. The height of light fixture AH1 should be reduced to 15 feet to conform to the site plan requirements.
2. The applicant should explain the need to illuminate the site in a manner that so greatly exceeds the maximum lighting requirements.