Memorandum

To: Tommy Scibilia, AICP
Cc: Janice Talley PP, AICP, Montclair History Center, (ACS) Anderson Consulting Services LLC, Sionas Architecture P.C.

From: Marisa Tiberi PE
Date: September 23rd, 2022
Re: MONTCLAIR HISTORY CENTER – 108 and 110 Orange Road – Lots 11 & 12, Block 1304 – MONTCLAIR. OUR FILE NO. MTES-152.

Our office is in receipt of the following documents for the above referenced property:

- Preliminary and Final Site Plan set dated 11-04-2021 prepared by ACS Engineering, consisting of five (5) sheets.
- Architectural Plan set dated 8-23-2022 prepared by Sionas Architecture, consisting of five (5) sheets.

Based on our review of the above referenced documents, we offer the following:

1. Non conformities and/or variance(s) associated to this application are deferred to the Planners Report. Final determinations of same are requested to be listed within the plans.

2. This application will be presented to the Zoning Board. The signature block should be revised to indicate the Zoning Board Chairperson, Secretary and Engineer, for clarity.

3. A complete zoning analysis should be provided for each lot.

4. The parking requirement calculation and provided parking, provided ADA overall parking and EV parking shall be provided on the plan.
5. The ADA compliance for the buildings and for the parking and access walkways needs to be confirmed with more detailed information on the plans. Post construction ADA certification will be required.

6. The multiple fences should be clearly mapped. Any fencing under this property ownership should be clarified. Some of the fencing is in fair to poor condition. Either replacement of these fences, if owned or screening of these fences if not owned, should be implemented.

7. Additional dimensions should be provided. This includes the width of the paver crosswalks, the side and rear setback of the loop paver walkway, the existing and proposed depressed curb at the drive accesses, size of the bench pads and finish of the pads, etc.

8. Additional signage should be provided on the plans for new vehicle access, the onsite vehicle circulation, an EV parking space when provided, etc.

9. The new wall south of the new southern drive access should be labeled.

10. An additional walkway connection from the 12 row parking spaces to the garden walkway is recommended. People will likely cut across this small area instead of walking around to the provided walkway.

11. Additional elevation information needs to be provided. The proposed contours to facilitate the new driveway accesses tying into existing grades and between the accesses shall be addressed.

12. The top and bottom elevation of the wall south of the southern access needs to be provided.

13. The proposed contour 322 provided by the garden walkway needs to be revised to connect to its matching existing contour.

14. The spotgrade of 321.1 at the garden walkway appears to be a typo as it would create a low point area.

15. The proposed contour of 320 and 321 by the new parking and garden walkway need to be provided.

16. Additional top and bottom of curb elevations should be provided along all new curbing, parking lot corners and new depressed curbing.

17. The proposed slope of the first 30 foot of each of the two new driveway accesses is requested to be provided.
18. The limit of the permeable pavers should be identified. The limit of the paver area should be identified.

19. The overall limit of disturbance is graphically identified. Please quantify the area in square footage. HEPSCD approval will be required.

20. Due to the increase in impervious coverage of 8,065 square feet, stormwater management and support calculations are required and shall be provided in accordance with Chapter 295-11 of the Township Code.

The capacity provided within the detention pipe and stone surround is acceptable. However, the new driveway accesses do not drain into the system. The majority of the new driveway accesses, coupled with the slope, the proposed contour alignment and the proposal for an inlet on one side of each driveway, will drain uncontrolled into Orange Road.

We recommend a crowned access with inlets at both sides or a trench drain across each drive. Additionally, this area should be recharged with an emergency overflow into the existing Township storm drain system within Orange Road. We can discuss options for same.

Any proposal for connection into the Township storm drainage system is recommended to be accompanied with a Hold Harmless Agreement.

Lastly, a construction detail shall be provided for the proposed connection and the connection needs to be inspected.

21. Any existing roof leaders that can be tied into the onsite storm drainage should be.

22. All inlets should be defined with grate elevation and invert elevations. This is substantially provided, however some information is missing.

23. Construction details shall be provided for all site improvements once the design is finalized.

24. The existing concrete sidewalk across the width of the two new accesses should be considered for replacement.

25. The gap area being utilized for outside storage between the detached garage and the neighboring structure to the south is recommended to be screened with a gate access.
26. The large mulch area is requested to be mapped on the plan. The use of this large mulched area and any modification to this area proposed shall be clarified.

27. The lighting and landscape plan provided is difficult to decipher. A separate lighting plan is requested.

28. The light poles along the center drive planting area are recommended to be located between the dogwoods.

29. The lighting is recommended to be evaluated up to 6 months beyond CO issuance for any modifications required.

30. The landscape plan is difficult to decipher for existing versus proposed plantings. The trees to be removed should be clearly shown on this plan as well. The existing trees perhaps can be ghosted a bit to assist in distinguishing between the existing and proposed plantings.

31. Existing trees should be mapped on the Site Plan with size and type and tree removal shall be identified. It appears an existing tree within the front yard area will be removed for the driveway expansion.

32. Plantbed lines should be implemented and shown on the landscape plan.

33. The proposed surface finishes should be shown on the landscape plan and site dimension plan.

34. We strongly concur with the planner’s report for plant screening along the southern property line.

35. All site improvements will require inspection. This includes drainage, curbing, paving, walls etc.

36. An Asbuilt Survey will be required prior to final site inspection for CO recommendation.

Please address the above.