To: Tommy Scibilia, AICP  
Cc: Janice Talley PP, AICP, Anne Marie Gauntlett, Sionas Architecture PC  
From: Marisa Tiberi PE  
Date: June 16th, 2023  
Re: GUANTLETT – 176 Walnut Street – Lot 20, Block 2306 – MONTCLAIR.

OUR FILE NO. MTES-159.

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

- Plans consisting of three (3) sheets dated through 5-31-2023, prepared by Sionas Architecture PC.

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. With the expansion of the 3 family use, this will be presented to the Zoning Board. The signature block should be revised to indicate same.

3. The existing minimum pinch point width of the driveway is provided on the Site Plan at 8 foot. A foot of widening should be considered to provide a consistent minimum width of 9 foot.

4. Elevation information is requested to be provided throughout the limit of disturbance and the access drive and parking lot area.

5. Elevation information is requested to contain existing/proposed spotgrade elevations at all building corners, at the parking lot corners, trash enclosure pad, etc.
6. The limit of disturbance shall be graphically identified and quantified in square footage.

7. The limit of any pavement removal and limit of repaving proposed shall be identified on the Site Plan. The existing pavement is in poor condition. We recommend repaving.

8. Due to the decrease in lot coverage of 36 square feet, stormwater management improvements in accordance with Chapter 295-11 of the Township Code is not required. We do though request the applicant summarize the existing drainage pattern and proposed drainage pattern. Any modification adversely impacting the neighboring properties is not acceptable. Curbing may prove warranted once the overall elevation information is provided.

9. The applicant shall address the access to the trash enclosure and summarize the modifications proposed for the trash enclosure.

10. The applicant indicates seven (7) proposed parking spaces. Six (6) onsite and one offsite. The modification to this structure, housing 5 units, results in a parking requirement of 9 spaces onsite. The applicant shall address this parking deficiency and support this variance request.

11. The applicant shall address how the tandem parking will be assigned and coordinated for use. The tandem parking spaces 3 and 4 should be assigned to one living unit. Tandem parking spaces 5 and 6 should be assigned to one living unit so vehicle movements can be coordinated. With four (4) 1 bedroom units and one (1) 3 bedroom unit, the applicant shall address how the parking is to be utilized.

12. The applicant shall address the vehicle movements needed for a vehicle to exit parking space 5. We anticipate it would take 6 moments to exit the site from this space.

13. The shed is accessed through four, 8 foot wide stacked parking spaces. Any transfer of equipment stored in the shed through this area shall be addressed.

14. The grass area adjacent to the shed is indicated to be used by the tenants. This intended use shall be clarified.

15. A concrete walkway along the rear of the structure to the access door is recommended for consideration.

16. The plan shall be revised to show the graphic distinction between the pvc fencing and the chain link fencing. The chain link fencing is recommended to be replaced. It appears to be under the neighbors
ownership. The applicant shall confirm ownership. If this applicant owns this chain link fencing it should be replaced with compliant type fencing.

17. An illumination plan depicting the existing lighting is recommended to ensure the area is safely lit. The applicant shall address compliance with Section 281-8.3 E (5) of the Site Plan Review Code.

18. Plantbed lines should be implemented and shown on the plan.

19. If repaving results, the plan shall provide a cross sectional construction detail. If curbing should be imposed, the plan shall provide a construction detail.

20. The snow storage area anticipated should be addressed on the Site Plan.

Please address the above.