

# UTILITY IMPACT ANALYSIS

*for*

## Proposed Medical Office Building

*Prepared for:*

**One Bay Urban Renewal LLC**  
Block 106; Lot 115 (Glen Ridge)  
Block 4215; Lot 1 (Montclair)  
311 Bay Avenue  
Borough of Glen Ridge and Township of Montclair  
Essex County, New Jersey

*Prepared by*



NJ Cert. of Authorization: 24GA28161700

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**BENJ # J140578**

## Summary

The intention of this study is to analyze the water and sewer demand that will occur as the result from the demolition of a three (3) story masonry building with an office type use and the construction of a three (3) story medical office building in Township of Montclair & Borough of Glen Ridge, Essex County, New Jersey. The property in question is more specifically defined as a 3.47-acre parcel located on Block 106, Lot 15 as described on the Borough of Glen Ridge Tax Map Sheet #35 and Block 4215, Lot 1 as described on the Township of Montclair Tax Map Sheet #42 and is to be hereby referenced as the site.

<b>SANITARY SEWER FLOW DEMAND</b>				
USE	QUANTITY	FLOW	DEMAND	
Proposed Medical Office Building	45,210	0.1	4,521	S.F.
Existing Facility	68,323	0.1	6,832	S.F.
Net Flow Change			-2,311	GPD
Note :The proposed use will introduce a net reduction in sanitary sewer flow of 2,311 GPD.				
<b>WATER FLOW DEMAND</b>				
USE	QUANTITY	FLOW	DEMAND	
Proposed Medical Office Building	45,210	0.125	5,651	S.F.
Existing Facility	68,323	0.125	8,540	S.F.
Net Flow Change			-2,889	GPD
Note :The proposed use will introduce a net reduction in water usage of 2,889 GPD.				