

W. THOMAS WATKINSON ENGINEERING, LLC

Montclair Planning Board
205 Claremont Avenue
Montclair, NJ 07042
Attn: Janice Talley, P.P.

March 21, 2018

Re: Montclair Hospital Site Plan
Highland Ave., George St.,
Bay St., & Claremont Ave.
Montclair/Glen Ridge, NJ
File No. 18-858, App. #2550

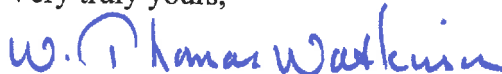
Dear Board Members:

As requested, I have reviewed a revised site plan, soils report and operation/maintenance manual for the above-referenced application. These documents, dated 3/15/18 have been prepared by Bohler Engineering. The soils report, prepared by Whitestone Assoc., is dated 4/6/15. My comments are as follows:

1. I have reviewed the Whitestone Soils report, which indicates a poor permeability (less than .2"/Hr.) at a 6' depth. It appears that the soil above 6' may have potential for some recharge laterally. This however may jeopardize the soil stability for the pavement. I would recommend that the soils engineer provide an opinion as to the effects of including a recharge system, as described below, in these conditions. The recharge could be accomplished with little additional cost by substituting perforated storm sewer pipe on a pipe bedding of clean stone approximately 2' in depth.
2. The Board should determine if a performance guarantee is required for the site work and if the guarantee is to cover on site as well as off site improvements.
3. These plans should be submitted to the County and Soil Conservation District for review and approval. Did NJDEP review the drainage report?

Should you have any comments, please call.

Very truly yours,



W. Thomas Watkinson, P.E., C.M.E.
Montclair Planning Board Engineer

cc: K. Craft, P.E., Twp. Engineer, Fax: 973-783-7703
Glen Ridge Planning Board
Applicant: Montclair Hospital, LLC, 1 Bay Ave., Montclair, NJ 07042
Glenn Pantel, Esq., Fax: 973-360 9831
Bohler Engineering, Fax: 908-754-4401