

March 21, 2018

John Wynn, Chair
Montclair Township Planning Board
205 Claremont Avenue, 2nd Floor
Montclair, NJ 07042

Subject: Application 2550 – Montclair Hospital, LLC
Block 4207, Lots 1,2,30 & 31; Block 4213, Lots 1-9,10,11,12,23 & 27)
Montclair Township, Essex County, New Jersey

Dear Mr. Wynn:

In reference to the application cited above, NV5 has reviewed the following revised documentation:

- “Preliminary & Final Major Site Plan for Montclair Hospital LLC Proposed Parking Expansion”, prepared by Bohler Engineering, revised March 15, 2018 , 22 sheets
- “Passenger Car & Emergency Vehicle Circulation Plan, Preliminary & Final Major Site Plan for Montclair Hospital LLC Proposed Parking Expansion”, prepared by Bohler Engineering, revised March 15, 2018 , 1 sheet
- “Traffic Impact Study, Montclair Hospital, LLC” prepared by Atlantic Traffic & Design, dated March 15, 2018.

With regard to the aforementioned submission this office has the following comments. For ease of reference NV5’s original comments are provided in *italics* and NV5’s updated comments in regular text.

Traffic Impact Study

1. *A Traffic Impact Study was not submitted with this application. Consistent with the requirements of section 9.3 of the redevelopment plan a traffic impact study shall be submitted. This shall include an estimation of trips that are redistributed due to the changes in parking supply as well as an analysis of the impacts the changes in traffic flow will have on the intersection of Highland Avenue & George Street.*

The traffic study provided indicates that the addition and redistribution of parking will have a minimal effect on traffic circulation in the vicinity of the development with the increased parking supply reducing the need for hospital patrons to park on adjacent residential streets. While this office is in agreement with this conclusion, testimony should be provided regarding the anticipated changes and rerouting of traffic for the benefit of the board and general public.

2. *Either through testimony or written description, the applicant should provide information regarding the planned usage of the proposed parking. Will the parking be reserved for employees or for general patron use?*

The Traffic study indicates that the proposed parking lot will be a free, valet only parking lot. Testimony regarding the anticipated operation of the lot, including hours of operation, etc should be provided.

Site Plan Review

3. *Consideration should be given to adjusting the crushed granite path in the vicinity of Block 4207, Lot 30 so that it doesn’t terminate between two parked cars.*

The site plan has been revised to this office's satisfaction.

4. *The plans indicate 38 feet from the gate to the curb line for available storage for vehicles entering the parking lot from George Street. Additional information / testimony should be provided regarding the adequacy of this space, as it is likely that only one car can be accommodated without encroaching into George Street.*

The site plans have been modified to provide 40 feet of storage in the area specified. Testimony regarding the operation of the gate should be provided.

5. *The applicant should clarify if any changes are proposed to the intersection of Highland Avenue and George Street, including if any pedestrian upgrades are proposed.*

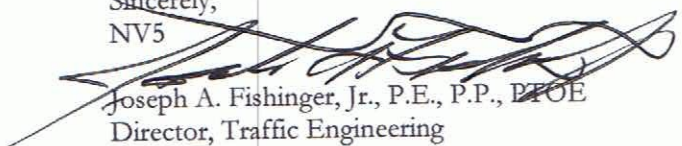
While I believe the applicant does not intend to make any changes to the intersection of Highland Avenue and George Street, appropriate testimony should be provided.

Additional Comments

6. The site plan shows 13 ADA parking spaces in the northern parking lot, which based on the information contained in the traffic impact study, will be valet only. Testimony should be provided regarding the use of these spaces if they will not be open to the public for general use.
7. The vehicle turning movement plan indicates that a passenger car entering the northern parking lot must cross into oncoming traffic when making a right turn immediately after entering the lot. The site plan should be revised to eliminate this conflict.

I trust that this information assists the Board in its review of this application. As additional information is provided, additional comments may be necessary. If you have any questions or require any additional information, please feel free to contact me at 973-945-5670.

Sincerely,
NV5



Joseph A. Fishinger, Jr., P.E., P.P., PTOE
Director, Traffic Engineering

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