

February 26, 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 documentation:

- “Preliminary & Final Major Site Plan for Montclair Hospital LLC Proposed Parking Expansion”, prepared by Bohler Engineering, dated October 27, 2017, 21 sheets

With regard to the aforementioned submission this office has the following comments:

#### 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.
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.

#### 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.
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.
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.

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