

W. THOMAS WATKINSON ENGINEERING & PLANNING, LLC

15-A DEMOTT RD., FLEMINGTON, NEW JERSEY 08822

PHONE 973-493-8253

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

February 23, 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 site plan, drainage report and construction cost estimate for the above-referenced application. These documents, dated 10-27-17, 10/17 and 10/25/17 respectively, have been prepared by Bohler Engineering. In addition to my review of these documents, I have also made an on-site inspection. My comments are as follows:

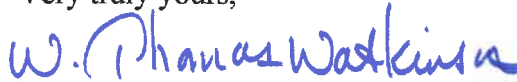
1. All improvements on Claremont Ave., Highland Ave., George St. and Bay St. should be reviewed and approved by the Township Engineers and County. I would recommend that new curb be provided along Highland Ave. between Bay Ave. and George St.
2. All curb cuts and drive way aprons to be abandoned should be removed.
3. The existing side walk on the Claremont Ave. and Walnut Crescent frontage should be replaced. Any other side walk in disrepair/cracked or uneven side walk slabs should also be replaced. A note to this effect should be added to the site plan.
4. The George St. road surface between Highland Ave. and the parking deck entrance is in poor condition. I would recommend that it be milled and resurfaced with a minimum of 2 ½" of bituminous concrete.
5. I would recommend that all pavement cracks in parking lot "B" be sealed with a hot applied flexible bituminous sealer, as approved for roadways by NJDOT. A note to this effect should be added to the plan.
6. I would recommend that a trench drain in lieu of "E" inlet #19, be constructed across the exit and entrance to parking lot "A". A detail should be added to the plan.
7. Although I would take no exception to the conclusion in the storm water management report that there will be no increase in storm water runoff rate as

a result of development with the proposed storm water management system, I would still recommend that there be an attempt to provide some recharge which will reduce the total volume of run-off. The published USDA soil survey indicates that general composition of the URBOOB (on site soil) to be a "gravelly loam" 12" to 67" below the surface, indicating a slow to moderate permeability. 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. The storm water management report refers to a "geotechnical" report prepared by Whitestone Assoc. This report should be submitted for review.

8. The recommended maintenance procedures for the storm water management system should be condition of approval of the applicant and owner, with copies of the maintenance manual provided to both municipalities.
9. Testimony should be provided relative to the effect of light glare on adjoining properties and those across the municipal streets.
10. All trench details should be revised to show QP or DGA backfill for full depth of the trench where under pavements.
11. Calculations should be submitted to determine if a sanitary sewer connection permit will be required from NJDEP.
12. A detail of the "dog house" manhole having the imprint "Montclair Storm Sewer" on its cover should be added to the plan.
13. 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.
14. These plans should be submitted to the County and Soil Conservation District for review and approval.

Should you have any comments, please call.

Very truly yours,



W. Thomas Watkins, P.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