



PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STANDARD STALL SIZE	\$ 6.10.1.b	8'5" x 18'	8'5" x 18' (EXISTING NON-CONFORMITY TO REMAIN, PROPOSED IMPROVEMENTS TO COMPLY WITH CODE REQUIREMENTS)
MIN. COMPACT CAR STALL SIZE	\$ 6.10.1.c	8' x 17', INCLUDING A 1' OVERHANG	8' x 17', INCLUSIVE OF 1' OVERHANG
MIN. VALET STALL SIZE	\$ 6.10.1.a	8' x 18'	8' x 18'
MIN. AISLE WIDTH	\$ 6.10.1.h	24' OR 22' FOR AISLES ADJACENT TO COMPACT PARKING SPACES	24' PROPOSED (EXIST. NON-CONFORMING AISLE WIDTHS TO REMAIN)
PARKING SPACE ANGLES	\$ 6.10.1.g	ALL SHALL BE AT A 90-DEGREE ANGLE	90-DEGREE ANGLES (EXISTING SPACES PREVIOUSLY APPROVED SHALL REMAIN)

AREA B/CAMPUS PARKING REQUIREMENTS:

NOTE: (C) = COMPLES, (N/A) = NOT APPLICABLE. SOURCE: HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN

- (\$4.3.6-a) INGRESS AND EGRESS AREAS SHALL HAVE GATE CONTROLLED ACCESS. (C)
- (\$4.4.5-c) WHERE SITE ACCESS IS CONTROLLED BY A SECURITY GATE, THE GATE SHALL BE SET BACK A MINIMUM DISTANCE FROM A RIGHT-OF-WAY TO ALLOW FOR THE STACKING OF AT LEAST TWO (2) VEHICLES. (C)
- (\$6.5-b) VALET PARKING SHALL SHOW ALL DELINEATED LOCATIONS OF VALET PARKING, NUMBER OF VALET SPACES, AND LOCATIONS OF VALET STANDS FOR VEHICLE DROP-OFF AND PICK-UP. (C)
- (\$6.5-d) PARKING AREAS THAT ARE STRIPED FOR VALET PARKING SHALL BE POSTED "VALET PARKING ONLY." (C)
- (\$6.7-a) THE GRADING REQUIREMENTS FOR COMPACT SPACES SHALL BE PROVIDED IN ACCORDANCE WITH §281-9 OF THE MONTCLAIR TOWNSHIP ORDINANCE. (C)
- (\$6.7-b) ALL COMPACT SPACES SHALL BE SIGNED INDICATING THEIR USE ONLY FOR COMPACT VEHICLES. (C)
- (\$7.2-a) PARKING MAY NOT BE LOCATED WITHIN THE MINIMUM LANDSCAPED BUFFER AREAS, PROVIDED, HOWEVER, THAT VEHICLE OVERHANGS SHALL BE ALLOWED WITHIN THE REQUIRED LANDSCAPE BUFFER AREA. (C)
- (\$7.2-b) A SIX (6) FOOT TALL SOLID FENCE SHALL BE REQUIRED ALONG ANY RESIDENTIAL SIDE OR REAR YARD, AND A FOUR (4) FOOT TALL FENCE SHALL BE REQUIRED ALONG ANY RESIDENTIAL FRONT YARD. FENCES ARE ONLY PERMITTED WITHIN BUFFER AREAS. (C)
- (\$8.2-a) AREA B SIDEWALK MAY REMAIN AS LONG IT IS IN SUFFICIENT AND IN GOOD CONDITION AND IMPROVED TO MEET MINIMUM ADA REQUIREMENTS. (C)
- (\$8.2-b) NEW SIDEWALKS ELSEWHERE IN THE PLAN AREA SHALL BE A MINIMUM OF 5 FEET WIDE. (C)
- (\$8.4-b) STREET FURNITURE IN THE AREA, INCLUDING BENCHES/SEATING, PUBLIC ART, LIGHTING, PLANTERS, AND TRASH AND RECYCLING CONTAINERS, SHOULD BE APPROPRIATELY PLACED BUT SERVE TO BE VISUALLY APPEALING. (C)

- (\$9.2-b) BICYCLE SIGNAGE AND STRIPING IS ENCOURAGED THROUGHOUT THE PLAN AREA, WHERE SEPARATE BICYCLE FACILITIES ARE NOT FEASIBLE OR REQUIRED, INSTALLATION OF "SHARROWS" OR "SHARE THE ROAD" OR "BICYCLE MAY USE FULL LANE" SIGNAGE SHALL BE CONSIDERED. (C)
- (\$9.5-b) AREA FOR PUBLIC OPEN SPACE OF AT LEAST 2,750 SF SHALL BE PROVIDED TO SERVE AS AN AMENITY TO THE HOSPITAL USES AND THE ADJACENT GEORGE STREET RESIDENTIAL AREA. (C)
- (\$8.7) SITE SHALL SHOW LOCATION OF A POTENTIAL 10' WIDE CONNECTION/ACCESS EASEMENT AREA FROM SHERMAN STREET LOT. (C)

PROJECT SPECIFIC NOTES:

- ANY SIDEWALK ADJACENT TO THE PROPERTY IN QUESTION FOR THIS SITE PLAN THAT IS IN DISREPAIR/CRACKED OR UNEVEN SIDEWALK SLABS SHOULD BE REPLACED.
- ALL PAVEMENT CRACKS IN PARKING LOT 'B' ARE TO BE SEALED WITH A HOT APPLIED BITUMINOUS SEALER, AS APPROVED IN ROADWAYS BY NJDOT.
- NEW SIDEWALK SHALL BE OF A CONCRETE MATERIAL THAT MEETS THE APPROVAL OF THE MUNICIPAL ENGINEER.
- VALET OPERATIONS MAY NOT MAKE USE OF ANY ON-STREET PARKING AT ANY TIME.

ZONING TABLE

ZONE: SUB-ZONE B: CAMPUS PARKING PER HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN
USE: PARKING GARAGE, SURFACE PARKING AND OPEN SPACE (PERMITTED)
BLOCK: 4213, LOT 1-12, 22 & 23, BLOCK 4207, LOT 1, 2, 30 & 31 (MONTCLAIR) / BLOCK 31, LOT 1 (GLEN RIDGE)

APPLICANT/ OWNER INFORMATION

APPLICANT:	MONTCLAIR HOSPITAL LLC 1 BAY AVENUE MONTCLAIR, NJ 07042 (973) 429-0000			
PROPERTY:	BLOCK 4207 LOTS 30 & 31 BLOCK 4213 LOTS 1-9, 11, 12 & 23	BLOCK 4207 LOTS 1 & 2 BLOCK 91 LOT 1	BLOCK 4213 LOT 27	BLOCK 4213 LOT 10
PROPERTY OWNER:	MONTCLAIR HOSPITAL, LLC 2400 DALLAS PARKWAY SUITE 450 PLANO, TX 75093	MPT LEGACY OF MONTCLAIR, LLC 1000 URBAN CENTER DRIVE BIRMINGHAM, AL 35242	4 GEORGE, LLC 14400 METCALF AVENUE OVERLAND PARK, KS 66223	22 WALNUT CRESCENT, LLC 14400 METCALF AVENUE OVERLAND PARK, KS 66223

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
TRACT AREA			5,007 ACRES (218,109 SF)	5,007 ACRES (218,109 SF)
MIN. PARKING GARAGE SETBACK FROM HIGHLAND AVENUE	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	40'	162.14'	162.14'
MIN. PARKING GARAGE SETBACK FROM GEORGE STREET	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	40'	170.45'	170.45'
MIN. PARKING GARAGE SETBACK FROM SHERWOOD STREET	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	0'	125.35'	125.35'
MIN. PARKING GARAGE SETBACK FROM BAY STREET	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	20'	25.07'	25.07'
MIN. PARKING GARAGE SETBACK FROM RESIDENTIAL PROPERTIES	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	40'	83.35'	83.35'
MIN. PARKING GARAGE SETBACK FROM PUBLIC PROPERTY OR RAIL ROW	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	20'	162.19'	162.19'
MAX. BUILDING HEIGHT	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	6 STORIES / 70'	6 STORIES	NO CHANGE TO EXIST. 6 STORY STRUCTURE
MAX. IMPERVIOUS COVERAGE	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	75%	TOTAL = 88.37% (149,128 SF) NORTH PARKING (14,759 SF) SOUTH PARKING (134,369 SF)	TOTAL = 74.99% (163,580 SF) NORTH PARKING (41,497 SF) SOUTH PARKING (122,083 SF)
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM BAY STREET PROPERTY	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED*	0.92'	EXIST. CURBLINE MAINTAINED = 0.92'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM WALNUT CRESCENT STREET	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	AN AVERAGE OF 7.5'	VARIES (E) MIN. 0'	7.5'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM HIGHLAND AVENUE PROPERTY LINE	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED*	1.97'	EXIST. CURBLINE MAINTAINED = 1.97'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM CLAREMONT AVE.	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	FROM WEST SIDE PROPERTY LINE ADJACENT TO BLOCK 4213 LOT 13 SETBACK IS EQUAL TO DISTANCE FROM DWELLINGS PORCH TO CLAREMONT AVE. ROW LINE. BUFFER CAN TAPER TO A MIN. OF 15' AT THE EASTERLY SIDE LINE OF LOT 11 BLOCK 4213	WEST SIDE = 21.36' EAST SIDE = 0' (E)	WEST SIDE = 22.14' EAST SIDE = 20.20'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM WALNUT CR. PROPERTY LINE (FROM INTERSECTIONS WITH CLAREMONT AVE. AND BAY AVE.)	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	15'	0' (E)	15'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM GEORGE STREET PROPERTY LINE (BLOCK 4213)	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	7.5'	19.86'	10'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM GEORGE STREET PROPERTY LINE (BLOCK 4207)	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED* OR 7.5' FOR A NEW OR EXPANDING PARKING AREA	2.82'	EXIST. CURBLINE MAINTAINED = 2.82'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM SHERWOOD STREET PROPERTY LINE	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED* OR 0'	0'	EXIST. CURBLINE MAINTAINED = 0'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM RESIDENTIAL PROPERTY LINE WITHIN MONTCLAIR BLOCK 4213	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	10'	0' (E)	10'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM SHERWOOD STREET PROPERTY LINE WITHIN MONTCLAIR BLOCK 4207	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED* OR 10' FOR A NEW OR EXPANDING PARKING AREA	3.80'	EXIST. CURBLINE MAINTAINED = 3.80'
MIN. PARKING SETBACK / LANDSCAPE BUFFER FROM NON-RESIDENTIAL PROPERTY LINE WITHIN MONTCLAIR BLOCK 4207	HUMCMOUNTAINSIDE HOSPITAL REDEVELOPMENT PLAN	MAINTAIN PREVIOUSLY APPROVED* OR 10' FOR A NEW OR EXPANDING PARKING AREA	3.82'	EXIST. CURBLINE MAINTAINED = 3.82'
KEY =		(E) = EXISTING NON-CONFORMITY		VARIANCE REQUIRED
*MONTCLAIR TOWNSHIP ZONING BOARD OF ADJUSTMENT 1984 SITE PLAN APPROVAL FOR THE CONSTRUCTION OF THE PARKING GARAGE. EXISTING SETBACKS SHALL BE UTILIZED				

PARKING TABLE

	EXISTING	PROPOSED	REQUIRED	ADA SPACES
HIGHLAND AVENUE LOT (NORTH LOT)	0	134 (38 COMPACT) (134 VALET)		13
PARKING GARAGE	680	680		18
DOCTOR / OUTPATIENT LOT	152	128		0
PHYSICIAN PARKING (FRONT AREA OF SOUTHERN PARKING LOT)	108	108		7
HOSPITAL SUBTOTAL	956	1050** (134 VALET) (38 COMPACT)	1050	38
*THIS LOT IS CONFIGURED FOR REGULAR PARKING FOR THOSE PERIODS WHEN VALET SERVICES ARE NOT BEING PROVIDED.				
** THIS TOTAL OF 1,050 DOES NOT INCLUDE THE USE OF 44 EXISTING VALET PARKING SPACES IN THE SHERMAN STREET LOT (BLOCK 4207, LOTS 7 & 8) IN THE TOWNSHIP OF MONTCLAIR, WHICH IS NOT BEING MODIFIED AS PART OF THIS APPLICATION. WITH THE USE OF THOSE 44 VALET SPACES, THE TOTAL PARKING COUNT FOR THE HOSPITAL IS 1,118.				
PARKING TABLE				
ITEM	CODE	PERMITTED	PROPOSED	
MIN. NUMBER OF ADA STALLS	§ 6.3	2% OF TOTAL 20 PLUS 1 FOR EACH 100 OVER 1,000 (23 SPACES REQUIRED)	38	
MAX PERCENTAGE OF STALLS ALLOWED FOR COMPACT CARS	§ 6.10.2.a	30%	3.62%	
MAX PERCENTAGE OF STALLS ALLOWED FOR VALET	§ 6.10.2.b	30%	12.76%***	
PARKING REQUIRED	§ 6.2	1.5 SPACES PER 1000 GFA (HOSPITAL = 700,000 GFA AND 456,000 NET FLOOR AREA = 1050 SPACES)	1050	
*** THIS PERCENTAGE OF 10.48% [(110 VALET SPACES / 1050 REQUIRED SPACES) * 100] IS BASED UPON THE NUMBER OF VALET PARKING SPACES BEING RELEIED UPON TO MEET THE MINIMUM PARKING REQUIREMENT (940 REGULAR PARKING SPACES AND 110 VALET PARKING SPACES). IN TOTAL, THE HOSPITAL WILL BE UTILIZING UP TO 179 VALET PARKING SPACES (134 IN THE HIGHLAND AVENUE LOT AND 44 IN THE SHERMAN STREET LOT).				



EXHIBIT

PREPARED BY: KK
DATED: 04/23/2018



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	03/15/2018	REV. PER TOWNSHIP COMMENTS	MG/AC
2	04/17/2018	REV. PER PLANNING BOARD COMMENTS	KK/BB

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SPECIFICALLY NOTED OTHERWISE.

FOR EXHIBIT PURPOSES ONLY

PROTECT YOURSELF A PHONE CALL CAN BE YOUR INSURANCE POLICY



PROJECT No.: J140578
DRAWN BY: GB/JZ
CHECKED BY: TAB/B
DATE: 03/15/2018
SCALE: AS SHOWN
CAD ID: J140578-MCR-PARKING AREA B-2A

PRELIMINARY & FINAL MAJOR SITE PLAN FOR

MONTCLAIR HOSPITAL, LLC

PARKING EXPANSION

311 BAY AVENUE, GLEN RIDGE, NJ
BOROUGH OF GLEN RIDGE &
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY



B.A. BOHLER

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47621 NEW YORK LICENSE No. 58841-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 26039
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077368

SHEET TITLE:

SITE LAYOUT PLAN A

SHEET NUMBER:

1
OF 2

REVISION 2 - 04/17/2018