

MONTCLAIR ENVIRONMENTAL COMMISSION

Date: April 8, 2019
From: Montclair Environmental Commission
To: Montclair Planning Board
Subject: Application # 2606
Adaline Moster Property, LLC
Block 3205 Lot 11
403-405 Bloomfield Avenue
Township of Montclair, Essex County, NJ

Montclair Environmental Commission (MEC) has received the following submittal for the above-referenced project:

- Proposed Third Addition to an Existing Mixed-Use Building to be used as two (2) commercial spaces and two (2) apartments - Site Plans prepared by Artek Studio, LLC., dated July 25, 2018.

The above-referenced project proposes to construct an additional floor for expansion of each residential apartment and reconfigured parking spaces to allow for stacked parking.

An application for development was submitted to the Planning Board. A variance is requested for minimal lot area and lot width for an existing condition. The present use is C-1 Central Business Zone.

MEC offers the following comment(s) regarding the proposed development:

1. Utilize green stormwater infrastructure to reduce the stormwater runoff, to the maximum extent practicable.
Green infrastructure is an approach to stormwater management that is cost-effective, sustainable, and environmentally friendly. Green infrastructure practices capture, filter, absorb and/or reuse stormwater to help restore the natural water cycle.
Types of green stormwater infrastructure can include infiltration systems, such as rain gardens, vegetation swales, permeable pavement; green roofs, rainwater harvesting (rain barrel, cistern), downspout disconnection, and tree planting. Additional information and guidance for choosing green infrastructure appropriate for this site can be found at water.rutgers.edu.
2. Currently there does not appear to be any green space at the property. The MEC recommends that the applicant look for opportunities on-site to include green landscaping elements (such as shrubs, trees, groundcover, annuals, and perennials, etc.) comprised of native species.

3. Consider the addition of solar energy, a renewable, non-polluting and sustainable source of power.

Please respond to our comments explaining how the above-mentioned items will be addressed, preferably included in a revised plan, or why it is not possible to include these or any other environmental improvements while seeking a variance for the proposed addition to the property.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Catherine D. Outlaw". The signature is fluid and cursive, with the first name being the most prominent.

Catherine D. Outlaw
Co-chair
Montclair Environmental Commission
CatherineOutlaw1@gmail.com