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## MINUTES OF THE BOARD OF ADJUSTMENT March 28, 2018

**ORDER:** The meeting was called to order at 7:35 p.m. by Graham Petto. Mr. Petto read the notice of compliance with the New Jersey Open Public Meetings Act and indicated that appropriate notice was forwarded to the officially designated newspaper of Montclair and posted in the Municipal Building. The schedule of meetings is also posted on the Township website.

**ROLL CALL:** Mr. Petto called the roll. Present were Mr. Harrison, Mr. Fleischer, Mr. Reynolds, Ms. Baggs, Mr. McCullough, Mr. Moore, Mr. Allen, Mr. Simon, Mr. Sullivan and Mr. Petto.

### **APPROVAL OF MINUTES:**

#### **January 24, 2018 Minutes**

Chair Harrison introduced the minutes for review by the Board. A few edits to the minutes were offered. A motion was made by Mr. Fleischer, seconded by Ms. Baggs to approve the minutes as amended. The minutes were approved unanimously, with Mr. Allen and Mr. Simon abstaining.

#### **February 7, 2018 Minutes**

Chair Harrison introduced the minutes for review by the Board. A few edits to the minutes were offered. A motion was made by Mr. Fleischer, seconded by Mr. Reynolds to approve the minutes as amended. The minutes were approved unanimously, with Mr. Allen and Mr. Simon abstaining.

### **RESOLUTION:**

**Resolution for [App. 2539: Vivek Bhargava. 8 Christopher Court.](#) Bulk variance of side yard setback in R-1 zone for deck.**

Chair Harrison introduced the resolution to the Board for review. An edit to the resolution was offered by Chair Harrison. A motion to approve the resolution as amended was offered by Mr. Fleischer, seconded by Mr. Reynolds. The resolution was approved unanimously with Ms. Baggs, Mr. Allen and Mr. Simon abstaining.

**Resolution for [App. 2540: Margaret Valentine. 28 Carteret Street.](#) Bulk variance of side yard setback in R-1 zone for HVAC equipment.**

Chair Harrison introduced the resolution to the Board for review. An edit to the resolution was offered by Chair Harrison. A motion to approve the resolution as amended was offered by Mr. Fleischer, seconded by Mr. Reynolds. The resolution was approved unanimously with Mr. Allen and Mr. Simon abstaining.

**Resolution for [App. 2528: 41 Plymouth Street. Sustainable Sanctuary Homes, LLC.](#) Use variance for two-family dwelling in R-1 zone district.**

Chair Harrison introduced the resolution to the Board for review. A motion to approve the resolution as submitted was offered by Mr. Fleischer, seconded by Mr. Reynolds. The resolution was approved unanimously with Mr. Allen and Mr. Simon abstaining.

**NEW BUSINESS – RESIDENTIAL:**

**[App. 2536: Michael & Michelle Lepak. 316 North Fullerton Avenue.](#) Bulk variance of front yard setback in R-1 zone for HVAC equipment.**

Chair Harrison introduced the application to the Board. Present for the application was the applicant, Michelle Lepak.

Ms. Lepak reviewed the variance request to locate the HVAC equipment, which is considered an accessory structure in the ordinance, in the front yard of the corner lot. Ms. Lepak reviewed the only conforming locations, which would be in the center of the small patio to the rear of the dwelling or adjacent to a rear entry stair.

Ms. Lepak noted that the property previously received variance approval to extend the front porch on the dwelling.

Ms. Lepak introduced Exhibits A-1, A-2 and A-3, a series of photographs of the dwelling, including the proposed location of the HVAC units and the two conforming locations.

Questions from the Board were then accepted.

Mr. Harrison asked if the landscaping in the area of the proposed HVAC units would be maintained. Ms. Lepak explained that there are two rows of landscaping along this side of the dwelling and the row located closest to the street would be maintained to screen the proposed units.

Mr. Fleischer asked about the other conforming locations. Ms. Lepak stated that the existing patio area is quite small and located between the house and the detached concrete block garage. She stated that locating HVAC units in this space would limit use of the patio. She also noted the location next to the rear entry door and was not feasible.

Mr. Fleischer noted that the proposed location of the HVAC units would be adjacent to the front porch. Ms. Lepak stated that she was aware of the impact the units would have on the porch with respect to sound.

Mr. McCullough asked about use of the rear entry door. Ms. Lepak stated that it is a common entrance to the home as most visitors use this entry.

Comments from the Board were then accepted.

Mr. McCullough stated that the request from the applicant seemed reasonable given the limited options on the corner property.

Mr. Moore stated agreement with Mr. McCullough. He stated that corner property presented a hardship and that adding the units would improve the value of the property. He also noted that the units would not be visible due to the landscaping.

Ms. Baggs stated that based upon the photos submitted by the applicant as exhibits, the evergreen screening that would remain would screen the HVAC units. She stated that the proposed location is the best of the property. She also noted that if the units were located on the patio, noise would be a factor as the sound from the units would be reflected between the house and the concrete block garage. She stated she would be in favor.

Mr. Fleischer stated that there will be noise from the units in either location. He stated that he had no objection to the proposed location presented by the applicant.

Mr. Reynolds stated he would be in favor of the applicant given the limited options to locate the units on the site.

Mr. Allen stated that he would be in favor, noting that corner lots do present problems. He stated that the units would be shielded from the street.

Mr. Simon stated that he would be in favor.

Mr. Harrison stated that he would be in favor. He noted that the conforming location would destroy the patio for the dwelling. He stated that the proposed location would be screened and that it would not be a detriment to the zone plan.

Mr. Harrison recommended a condition of approval that the evergreen plantings that will screen the units be maintained.

A motion was made by Mr. Fleischer, seconded by Mr. Reynolds to approve the application with the condition as stated by Mr. Harrison. The application was approved unanimously.

**[App. 2547 – 114 Upper Mountain Avenue. Dr. & Mrs. Charbel Chalfoun.](#)** *Bulk variance for side & rear yard setback of garage accessory structure.*

Mr. Petto stated that a request from the applicant had been received to carry the application to the April 11, 2018 meeting of the Board of Adjustment. The Board agreed to carry the application and announced it would be carried with no further notice.

**OLD BUSINESS – NON-RESIDENTIAL:**

**[App. 2522: 40 South Fullerton Avenue. Willow Street Partners.](#)** *Use variance application for townhome development in the R-1 zone district. (Materials previously provided)*

Mr. Harrison and Mr. Allen recused themselves from the application.

Mr. Fleischer assumed chairmanship of the meeting. Mr. Fleischer introduced the application to the Board. Present for the applicant was attorney Alan Trembulak.

Mr. Trembulak reviewed the previous testimony on the application for the Board. He noted that the applicant proposes to subdivide the subject property and develop 4 townhouse units on the subdivided lot to be located on Plymouth Street. He noted that the applicant has prepared an alternative plan based on recommendations from the Board for 2 single-family dwelling lots in lieu of the 4 townhouse units.

Mr. Sullivan reviewed the variances sought for the application and how action would be taken by the Board considering the alternatives presented by the applicant. He noted

that both plans would require a d(2) variance for intensification of the church use on a reduced lot size following the subdivision. He noted that the townhouse plan would include a second d(1) variance to construct townhomes in the R-1: One Family Zone District. Mr. Sullivan also noted that the applicant had filed a bifurcated application. He noted that the proposed changes to the parking area for the church, as a result of all versions of the application, would require the applicant to return to the Board for final site plan approval.

Mr. Trembulak introduced Paul Sionas, architect for the applicant. Mr. Sionas introduced Exhibits A-2 and A-3, contained within a PowerPoint presentation, depicting two alternative plans to create 2 single family dwelling lots instead of the originally proposed 4 townhouse units on one lot.

Mr. Sionas reviewed Alternate A, contained in Exhibit A-2. He noted that the proposed subdivision would relocate the driveway to the parking area for the church to The Crescent. He also noted that the subdivision would yield three total lots, one for the church and two conforming single-family lots, each with a conforming lot width of 80 feet. He noted that while a building footprint is shown on the plans, no bulk variances are being sought at this time and those would be considered during final site plan review.

Mr. Sionas then reviewed Alternate B, contained in Exhibit A-3. He noted that under this plan alternate, the existing driveway from Plymouth Street to the church parking lot would remain and a second driveway would be added to The Crescent. He also noted that the subdivision would yield three total lots, one for the church and two non-conforming single-family lots. The proposed single family lots would have lot widths of 65 feet where the required width is 80 feet. He noted this would require additional variance relief.

Mr. Fleischer asked if there would be access from Plymouth Street to the rear of the church by sidewalk for drop off at the daycare center at the church.

Mr. Trembulak introduced Richard Thomas of the First Congregational Church to address the question.

Mr. Thomas stated that parents currently park vehicles to drop off children on both Plymouth Street and The Crescent.

Mr. Fleischer noted concern about the existing beech tree near the driveway from Plymouth Street and noted that it should be protected.

Mr. McCullough asked if there would be any separation from the proposed dwelling lot and the walkway from Plymouth Street under Alternate A.

Mr. Sullivan clarified that all versions being presented by the applicant will require a return to the Board for final site plan review. He stated that at this time the Board will be considering the use variances, and if needed the lot width variances, only.

Mr. Fleischer asked why a driveway would be needed to both The Crescent and Plymouth Street. He stated that only one driveway exists at this time to serve the parking lot, and he also noted that Mr. Thomas stated that most drop off for the day care is done along the streets.

Questions from the public were then accepted.

Joan Senerchia, 14 The Crescent, asked why the proposed driveway would be so wide to The Crescent, when the existing driveway is just 10 feet in width. Mr. Sionas noted that the proposed driveway would meet the requirements of the site plan ordinance for width. He also noted that the driveway has been reduced in width to 18 feet.

Ms. Senerchia also asked about some of the trees on the area of the lot to be subdivided. Mr. Sionas stated that trees would be retained on the site where possible.

Roseanne Spendley, 12 Plymouth Street, referred to Alternate Plan B and asked if there would only be one driveway proposed for the single family dwellings from Plymouth Street. Mr. Sionas reviewed the driveway configuration for the two single-family dwellings, noting that under this plan, the western lot would be served by a driveway from Plymouth Street. He noted that the other subdivided single-family lot would share driveway access with the driveway to the church parking lot.

Mr. Simon asked if the driveway could be separated from the church driveway in this alternate plan. Mr. Sionas replied yes, but noted that it would result in an additional curb cut on Plymouth Street.

Mr. Trembulak then introduced Michael Koep, a development partner of the applicant.

Mr. Koep stated that Alternate Plan A is preferable to develop rather than Alternate Plan B. He stated that Plan A will allow for retention of more trees on the site and the proposed lots under this plan will have a better buffer from the church property. He also noted that the lot width under Plan A will meet the requirements of the ordinance.

Mr. Koep stated that Plan B is not feasible, as a single-family dwelling sharing a driveway with the church parking lot is not functional.

Mr. Koep also noted that the original application for the four townhouse units remains the preference of the applicant. He stated that the townhouse unit concept does work in this area of the Township due to the proximity to downtown. He also noted that the units will be a good option for those seeking to downsize from larger homes in Montclair. He also noted that the neighborhood is transitional in nature with commercial, institutional and residential uses in the area.

Questions from the Board were then accepted.

Mr. McCullough asked for clarification as to which plans the applicant would like the Board to consider. Mr. Koep clarified that the proposal for four townhouse units and Plan A were the proposed plans, with a preference by the applicant for the townhouses.

Mr. McCullough asked if the applicant had considered other alternatives. Mr. Koep replied yes and noted that the two presented represent the best options. He stated that Plan B was presented to the Board as an illustration of other alternatives reviewed by the applicant.

Mr. Moore asked if the applicant had considered a shared driveway for the two single-family dwellings. Mr. Koep stated that would only work under a condominium scheme, and that a share driveway is very difficult to manage between two private homeowners. He stated this would not be a favorable solution.

Ms. Baggs asked if proposed alternate plan B with the shared driveway would be less profitable from a perspective of revenue for the church. Mr. Koep stated that it would be less desirable to potential buyers.

Mr. Fleischer stated that additional alternatives could have been considered by the applicant, such as one large two-family dwelling on one lot, with one driveway.

Mr. Fleischer stated that a smaller driveway to access the parking area to The Crescent could be used. Mr. Koep agreed.

Mr. Simon asked if the townhouse proposal could also have a reduced width driveway to The Crescent. Mr. Koep replied yes.

Curt Cozart, 26 The Crescent, noted that Alternate Plan A allows for wider lot widths, that conform to the zone, because the driveway from Plymouth Street to reach the church parking lot has been removed. He asked if only one single family lot had been considered and the driveway in this location retained. Mr. Koep stated that was not a scheme considered and noted that one single-family home would not generate the same proceeds for the church.

Mr. Koep noted that the existing driveway to the church parking lot could be retained under the proposal with the four townhouse units, which would have a shared driveway.

Mr. Fleischer stated that a shared driveway could be used for the two single-family dwellings proposed under Alternate Plan A. Mr. Koep reiterated that the townhouse development was the best proposal for the reasons previously stated.

Mr. Fleischer noted that the proposed single-family homes are small in size and could still represent a downsizing opportunity for other homeowners in Montclair.

Mr. Trembulak introduced Mr. Steven Plofker, representing the applicant, to testify.

Mr. Plofker stated that a shared driveway between two single-family houses would not work.

Mr. McCullough asked if the applicant had considered two lots, with one flag lot, subdivided at the western portion of the lot. He stated that two units could have been developed in a north-south orientation.

Mr. Plofker noted that this would be another alternative to consider.

Mr. Fleischer stated that many of these elements would be discussed during site plan approval, which the applicant would return to receive. He stated that at this time the Board should be considered whether to allow four units under the townhouse proposal or two single family units under Alternate Plan A.

Comments from the public were then accepted.

Leonard Cautela, 12 Wilde Place, addressed the Board. Mr. Cautela noted that he has experience in landscape architecture and construction. He also noted that he has resided in the neighborhood for 30 years. He stated that development in the neighborhood has been detrimental to the quality of life in the area. He also stated that the renderings presented by the applicant will not represent reality once the project is completed.

Mr. Cautela introduced Exhibits O-1 through O-13 to the Board, a series of photographs depicting issues in the neighborhood and images of historic maps. In reviewing the submitted Exhibits to the Board, Mr. Cautela noted that there are many events in the immediate area that present issues related to traffic, parking and trash in the neighborhood. He also noted that there appear to be historic streams beneath the neighborhood which can lead to stormwater problems. Mr. Cautela stated that quality of life will suffer from increased traffic in the neighborhood from the proposed development.

Chris Cavallaro, 12 Plymouth Street, stated that he was opposed to the application because it was unclear what was being proposed by the applicant. He stated that the application is bifurcated with different units proposed. He stated that it was unclear what would happen as a result of the project.

Roseanne Spendley, 12 Plymouth Street, stated opposition to the townhouse proposal, noting that four units is too much for the site.

Joan Senerchia, 14 The Crescent, stated that she preferred the townhouse proposal that retains the driveway access from Plymouth Street. She also stressed that vegetation and trees in the area should be retained.

Following public comments, Mr. Trembulak summarized the application for the Board.

Mr. Trembulak stated that the application is bifurcated and would retrain for site plan approval. He summarized the alternatives sought by the applicant:

1. Subdivision approval creating one new lot from the subject property, to be developed with a total of four townhouse units
2. Subdivision approval creating two new conforming lots from the subject property, to be developed with a single-family dwelling on each.

Mr. Trembulak stated that the use variance for the reduction of the church lot is technical in nature. He noted that the applicant has presented valid arguments for the townhouse units. He also noted the benefits to the church property from the granting of the variance relief. He noted that the Township Master Plan calls for diversity in housing choice. He stated there would be no detriment to the zone plan.

Mr. Fleischer addressed the Board members and stated that the Board would first consider the townhouse proposal first.

Comments from the Board on the townhouse proposal were then presented.

Mr. Moore stated that he was unsure. He stated that presently this portion of the property is undeveloped. He stated that there are issues with the proposal, but also noted that there are benefits of the application.

Ms. Baggs stated that the proposed four townhouse units would be a significant change for the area. She stated that the rendering is nicely done, but noted that four units would generate more traffic than the street could absorb. She stated that the four townhouse units would erode the single family zone. She stated that she would not be in favor of the application.

Mr. Reynolds stated that the design of the proposed townhouse buildings is nice. He noted that while the portion of the lot to be subdivided is in the R-1 zone, it is adjacent to the R-4 and OR-4 zones. He stated that the area is a difficult transition of uses. He stated that the parking for the proposed units could all be accommodated on-site. He noted that the townhouses are more compatible with these adjacent zones.

Mr. Simon stated that he would be in favor of the variances sought by the applicant and noted that many details would need to be addressed in site plan review.

Mr. McCullough stated that he agreed the townhouse design is nice and would increase the value of the neighborhood. He stated concern about the size of the proposed units, which could overwhelm the area and neighborhood. He stated support for the church's desire to achieve a cost effective use of the land asset to support restoration of the church. He stated that he does support subdivision but is struggle with the idea of townhouses.

Mr. Fleischer stated he has no concern with the subdivision of the church property. He stated that he is not in favor of the proposed townhouse units in the R-1 one family zone. He stated that the Township, as part of the Master Plan process, made a decision not to change the zoning in this area and to maintain the R-1 zone. He stated that options to develop the site with conforming single family lots exists.

A motion was made by Ms. Baggs to deny the original submission for 4 townhouse units, seconded by Mr. McCullough. The motion was approved, with Mr. Fleischer, Ms. Baggs, Mr. McCullough, Mr. Simon, and Mr. Moore voting in favor. Mr. Reynolds voted in opposition.

Mr. Fleischer then stated that the Board would now consider the proposal to subdivide two single-family lots from the church property.

Ms. Baggs stated that she supports the proposal. She noted that the reduction of the size of the church lot is minor. She stated that the proposed subdivision will retain the parking and space around the church. She stated that the street trees along Plymouth Street will also be maintained by the subdivision. She stated that two single-family houses are appropriate for the site and that the site can support these two homes.

Mr. Reynolds stated that he would be in favor of the proposal. He noted that under this plan, there would be more parking from the church in the rear lot with re-configuration of the driveways.

Mr. Simon stated that he would be in favor of both the variance for the subdivision of the church property and creation of the two single-family lots.

Mr. McCullough stated that he had no issues with the variances. He stated that the site could support the two single-family dwellings. He stated that the proposed houses would not add traffic in the area.

Mr. Moore stated that he would be in favor.

Mr. Fleischer stated that he would be in favor of the proposal. He stated that the proposed single family dwellings would reinforce the R-1 zone in this area, which is the edge of the zone district.



A motion was made by Ms. Baggs to approve the proposal to subdivide the church property and create two new conforming lots from the subject property, to be developed with a single-family dwelling on each. The motion was seconded by Mr. Reynolds. The motion was approved unanimously.

Following the application, the Board took a break. The Board returned from the break at 10:45pm.

**[App. 2532: 224 Orange Road. Montclair Kimberley Academy.](#)** *Conditional use variance and site plan application for addition to school in R-1: One-Family Zone District.*

Mr. Harrison and Mr. Allen returned to the Board. Ms. Baggs recused herself from the application and departed the meeting.

Mr. Harrison introduced the application to the Board. Present for the applicant was attorney Alan Trembulak.

Mr. Trembulak reviewed the previous testimony on the application. He noted that the application is for an addition to the existing school building and reconfiguration of the on-site circulation and additional parking. He noted that the applicant has met with the adjacent neighbors and revised the plans based upon their feedback.

Mr. Trembulak introduced Mr. Leonard Savino, engineer for the applicant. Mr. Savino noted that the plans have been revised, including the site plan, landscape plan and lighting plan.

Mr. Savino introduced Exhibit A-2, the revised site plan set. He noted that the three proposed driveways have been revised to a one lane entry at the north driveway, a one lane exit at the middle driveway and the southern driveway has been shifted to the south.

Mr. Savino noted that the parking lots have been reduced in size to accommodate only 67 cars. He also noted that the fencing has been modified on both the north and south property lines to accommodate requests by the applicant.

With respect to lighting, Mr. Savino noted that overall the site lighting has been reduced from an average of 9 foot-candles to 1.5 foot-candles. He also noted that additional landscaping has been incorporated on the site, particularly along Orange Road, in addition to 4 street trees along Orange Road.

Questions from members of the Board were then accepted.

Mr. Fleischer asked about the proposed accessible parking spaces. He noted that they are located a distance from the entry doors. He also noted that the spaces are located across the entry queue lines, which is problematic for crossing traffic on entry or exit. Mr. Savino stated that the proposed locations are the closest spaces to the entry door. He also noted that the reduce parking is a response to the neighborhood request for additional landscaping.

Mr. Fleischer expressed concern about circulation on the site and interaction of parents picking up children from school, buses picking up students and faculty/staff exiting the parking area.

Mr. Harrison referred to the lighting plan and recommended shifting the second fixture from Orange Road so that it does not align with the adjacent residential dwelling to protect the dwelling from any illumination.

Questions from members of the public were then accepted.

Julie Somers, 10 Warren Place, asked if more mature, taller trees could be planted on the site. Mr. Savino reviewed the proposed landscaping on the site.

Ms. Somers asked about lighting and if there was any way to further reduce the lighting. Mr. Savino stated that they have made significant efforts to reduce the lighting but stated that they could review further.

Mr. Reynolds suggested that perhaps bollard lighting be incorporated into the site.

Erika Munter, 221 Orange Road, asked if the lighting on the site would be turned off at night. Mr. Savino replied yes, noting that the site lighting would be turned off at night, but noted that building mounted lighting would remain on overnight.

Ms. Munter asked how many existing trees on the site would be removed. Mr. Savino did not have a specific count, but noted that the applicant has consulted with the Township arborist and is also proposing to plant a number of new trees.

Paul Horn, 231 Orange Road, asked to review renderings of the building after completion and what would be visible from the street. Architect for the applicant, Ms. Daniela Holt Voith, addressed the question. She noted that additional landscaping has been incorporated and the proposed berms have also been raised. She also noted that more mature trees when planted grow at a slower rate than smaller trees, which can grow quickly; planting bigger trees may not necessarily be better.

Mr. Horn requested that the applicant prepare additional renderings from the north and south on Orange Road to better visualize the impact of the addition on the neighborhood.

Mr. Horn also asked about the impact of the improvements on the adjacent property at 228 Orange Road. He noted that the lights will be visible from this dwelling and no landscaping is proposed. Mr. Savino noted that there is not much room to create an additional buffer in this area and that this is similar to the existing condition, but that a fence is proposed along the property line.

Mr. Dan Hoberman, 10 Warren Place, asked about lighting impacts on the neighborhood from the project. Mr. Savino reviewed the proposed site lighting and noted that the fixtures would be LED lights. He stated that specifications on the lighting could be provided to the Board.

Mr. John Bachman, 210 Orange Road, noted that the plans have been revised by the applicant and will be submitted by the applicant. He asked for a review of the sight lines of the new addition as seen from Orange Road. Ms. Voith reviewed the sight lines of the addition from Orange Road in a section view. She noted that much of the addition will not be visible due to the plantings and berm.

Mr. Jake Lewis, 217 Orange Road, asked to confirm the proposed berm extends along the property along Orange Road. Mr. Savino noted that the proposed berm is sloped

from the north to the south, so the berm will be smaller in height at the north and increase in height as it extends south.

Mr. Paul Horn, 231 Orange Road, asked if the proposed pole mounted lights could be reduced in height to limit the light impact. Mr. Savino stated that he would consult with the lighting engineer to review whether changes could be made to the lighting.

Katie Stamp, 227 Orange Road, asked about the view of the subject property from her property. Mr. Savino stated that the proposed driveway has been shifted to increase the berm and landscaping in the area of this entry/exit to the south.

Michael Koep, 229 Orange Road, noted appreciation for improvements to the plans. He asked if architecture could be addressed to modify the blank façade wall of the building. He stated this should be modified to improve the look of the building from Orange Road.

Mr. Sullivan noted that the packet distributed to the Board containing all of the materials will be marked as Exhibit A-5.

Mr. Trembulak then introduced Alan Lothian, traffic engineer for the applicant.

Mr. Lothian introduced Exhibit A-6 a Traffic Impact Study for the application.

Mr. Lothian reviewed the exhibit in detail for the Board. He noted that 15 vehicles that currently queue on adjacent streets will shift and queue on site under the proposed site improvements. He noted that this will reduce the queueing on Orange Road and Warren Place.

Mr. Lothian reviewed the parking demand for the site. He noted that presently 53 spaces are provided and total demand for staff parking is 50 spaces. He stated that under the application, 67 spaces are proposed.

Mr. Lothian also reviewed the internal site circulation for drop off and pick up during the school day.

Mr. Fleischer asked how buses would access the designated pickup location with only one entry point to the site through the proposed queue line. He noted that the proposed crossing of bus traffic and parent pick up traffic would be very problematic.

Kathryn Davisson of the Montclair Kimberley Academy, reviewed the pickup procedures in detail. She noted that the buses arrive on site for pickup in advance of the release of students. She also noted that staff members hold students in the gymnasium until called to exit to a parent's vehicle. She stated that pick up vehicles have a hang tag displaying the name of students to be picked up.

Mr. Harrison noted that conflicts between buses and cars can still exist even if managed carefully. He also noted that there are more spaces on-site proposed than are necessary and that the central parking area could be better configured.

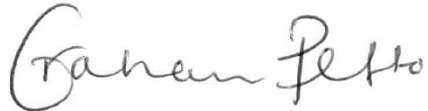
Mr. Tom Nammack, headmaster for the Montclair Kimberley Academy noted that the pickup procedures have been used consistently. He stated that some parents may have parked vehicles in the lot for pick up, but that there is staff to assist in navigating the parking lot. He also noted that most events at the school are held during the day, in the morning. He stated that this would eliminate any conflicts during afternoon pickup.

Mr. Harrison announced that the application would be continued to the April 25, 2018 meeting of the Board.

**ADJOURNMENT**

A motion to adjourn was offered by Mr. Fleischer, seconded by Mr. Reynolds. The meeting was adjourned at 12:15am, Thursday March 29, 2018.

Respectfully submitted,

A handwritten signature in cursive script that reads "Graham Petto". The signature is written in black ink and is positioned above the typed name and title.

Graham Petto, P.P., AICP  
Assistant Secretary  
Zoning Board of Adjustment