



Dolores Carpinelli <dcarpinelli@veronanj.org>

DUE 9-15-26 - Dept Review- REVISED Plans Our Lady of the Lake

Elizabeth Hynes <hynesofficial@gmail.com>
To: Dolores Carpinelli <dcarpinelli@veronanj.org>
Cc: Abby Chirico <abigailchirico@gmail.com>

Tue, Sep 15, 2026 at 1:21 PM

Hello Ms. Carpinelli,

The Neighborhood Traffic and Safety Committee (NTSC) has the following comments on **Case PB-2026-04 – Church of Our Lady of the Lake; 22 Lakeside Avenue, Block 1806, Lot 13** for the Planning Board's consideration:

1. The proposed design has fewer usable parking spaces than in the existing condition. The applicant should maintain at least the current number of parking spaces on site to minimize the impact felt by the adjacent neighborhood, which was an issue raised during public comment at our 9/8/26 NTSC meeting.
2. Consider re-designing the drop-off area to accommodate more vehicles and improve circulation on-site (instead of having them queue on the local roadways), perhaps by widening the driveway into the site to allow two lanes of vehicular traffic to feed the drop-off area.
3. It looks as though only a portion of the curb and sidewalk along Montrose Avenue would be replaced. If the project will impact the curb and sidewalk, they should both be replaced along the full extent of the property.
4. We also recommend using the construction of this project as an opportunity to paint a crosswalk on Montrose Avenue from the north side of Hill Street so that it aligns with the crosswalk at the corner of Hill Street and S. Prospect Street, particularly since this is a well-traveled route by middle school-aged pedestrians.
5. Consider completing traffic counts and a traffic study to better understand the traffic and parking volumes on the surrounding roadways during peak periods.
6. We are happy to see the inclusion of EV parking spaces.

Thank you for the opportunity to weigh in.

Best,
Elizabeth Hynes and Abigail Chirico, Committee Co-Chairs

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