**IMPORTANT INFORMATION FOR MONTROSE NEIGHBORS**

**REGARDING VILLAGE HALL REDEVELOPMENT**

DID YOU KNOW?

1. The South Orange Planning Board may grant final approval for the development of a huge restaurant and catering hall on the former Village Hall site located on Scotland Road at South Orange Avenue on **Thursday January 5th, 2017** at the Planning Board meeting at SOPAC at 7:00 pm.
2. The traffic and parking impacts to the Montrose neighborhood, Scotland Road, South Orange Avenue, Vose Avenue and other streets are significant and will impact the quality of life in the community. There will be more traffic failures and a shortage of public parking spaces for other businesses and visitors to the Village.
3. The proposed restaurant has over 500 seats, an outdoor beer garden, outdoor dining space and 2 Banquet Halls.
4. The restaurant is asking the Planning Board to waive the required on-site parking of 201 spaces and allow the restaurant to provide only 41 parking spaces during weekdays and 78 during weekday evenings with an additional 30 spaces being leased for the first three years for Friday and Saturday nights at a parking lot on 20 Valley Road and 61 First Street. This is not even close to being adequate for a 500-seat restaurant and catering hall.
5. The restaurant’s proposed exclusive use of the Village Hall lot will prevent other businesses and their employees and customers from parking there at a time when parking north of South Orange Avenue is already a major problem.
6. The restaurant is proposing to use public parking at the Taylor Street and Library lots to satisfy its excess parking demand without paying for it and without regard to other businesses who rely upon this parking and knowing there is already a shortage of parking.
7. No meaningful traffic or parking analysis has been done and the Planning Board is under pressure to rubber stamp this restaurant so the Township can get the sale proceeds from the restaurant.
8. The size and scope of the proposed restaurant and catering hall, inadequate parking, traffic and circulation plans are detrimental to the Village business district and surrounding neighborhoods and these impacts are being ignored by the Township.
9. We must slow down the Planning Board approval process so that appropriate analyses and studies can be conducted that will allow the Township to make a more informed decision based upon input from residents and all stakeholders.
10. **Once approved there is no going back**. Let’s do this right and make sure the impacts are addressed appropriately and that our leaders hear our voices.

**WHAT CAN YOU DO TO HELP?**

It is imperative that you do the following to protect your neighborhood.

1. Attend the Planning Board Meeting on January 5th, 2017 at 7:00 PM at SOPAC second floor meeting room (please confirm as locations and times are subject to change).
2. Voice your concerns at the meeting publicly, so they are put on record.
3. Send letters voicing your concerns to the Planning Board.
4. Get the word out. The more people who ask questions about the application and demand a more complete and accurate impact analysis, the better the chances are that the Planning Board will hear our voices and do the right thing for our community and all stakeholders in the Village.