

To: Chery Chrusz, Planning Coordinator

From: Richard Bartolone

Date: July 17, 2023

Subject: Harlingen Associates, LLC

Case PB-03-2023

Block 6001, Lots 33, 34, 34.01, 35, 35.01, 36

Preliminary & Final Subdivision and Site Plan

Landscape Review

As requested, this office has reviewed the plans prepared by Van Cleef Engineering Associates, LLC, dated 1/17/2023, last revised 5/18/2023 for the above referenced application. The following comments are offered for your consideration.

1. Township Code Section 16-5.6d.3 requires the installation of 14 shade trees per gross area for all residential and commercial development. Based on the Township code requirements, the property's 22.1891 acres x 14 trees per acre would require the installation of 311 trees. The applicant has requested a design waiver to allow the required quantity of trees (for non-buffer areas and required street trees) to be installed based on the proposed limit of disturbance. The applicant has proposed the installation of 172 trees based on the proposed development area of 12.27 acres area. The requested waiver is acceptable to this office.
2. The applicant should state if the identified 12.27 acres of disturbance includes the proposed sanitary sewer force main extension to Stone House Court and the pond constructed wetland outfall easement area.
3. Township Code 16-5.6.d.13 requires the preservation and enhancement of a vegetated buffer area for the proposed development. The Route 206 buffer of 33 preserved existing trees supplemented with 49 evergreen trees, 10 shade trees, 30 flowering trees, 90 evergreen shrubs and 271 deciduous shrubs satisfies this requirement.
4. Township Code Section 16-5.6d.15 requires the installation of street trees at 50' intervals along all roadways. The proposed 62 street trees for 3,067 linear feet of roadway meets this requirement and satisfies this requirement
5. Township Code Section 16-5.6d.10 states that all plant material shall include a two (2) year guarantee. Please add the following note to the landscape plans: "All plant material shall be guaranteed for at least two (2) years from the date of landscape inspection for approval and any plant material that does not survive within that time period or is in poor condition based upon the opinion of the Township Landscape Architect shall be replaced by plant material of the same size and species at the expense of the developer."
6. The proposed limits of disturbance shall be staked out and reviewed by a Township representative prior to site disturbance.
7. A maintenance plan for the proposed "pond constructed wetland" area shall be submitted.
8. A Typical Root Barrier Detail was included on the Landscape Details, Sheet #28. Please include information specifying the minimum length and depth of the barrier and the location of the barrier in relation to either the tree trunk or curb and/or sidewalk.