



# MONTGOMERY

TOWNSHIP, NEW JERSEY

## LANDMARKS COMMISSION

### MEMORANDUM

TO: PLANNING BOARD  
FROM: LANDMARKS COMMISSION  
DATE: JULY 17, 2023  
RE: HARLINGEN ASSOCIATES  
BLOCK 6001 LOTS 33, 34, 34.01, 35, 35.01 & 36  
PRELIMINARY AND FINAL SUBDIVISION AND SITE PLAN

Landmarks Commission strongly objects to using the name “Harlingen” for this proposed development. Harlingen is a Village on the State and National Register of Historic Places. This proposal on nearby land does not reflect the nature of the Village in any way and must not be considered part of the Harlingen Historic District, if in name only. Possible suggestions are “Pike Book Cluster” or “Van Horne Cluster”.

Montgomery has been very clever in the past by creating the illusion and ambience of a rural roadway as farms have been replaced by development along its main roadways Routes 206, 601, 518 and the River Roads. The desirability of a “country road” has been achieved by retaining hedge rows, trees, woodlands, ample new planting, and by requiring generous setbacks, “Matthews Farm” for example. Unfortunately this plan does not follow suit. The setback should be larger than proposed, large trees should be saved and an excess of new plantings should be required so the frontage along Route 206 matches what has been preserved or recreated. The rural illusion, as well as our excellent school, makes Montgomery a desirable place to live. Additional screening to hide the new development makes for a good neighbor to the adjoining historic district.

We have questions regarding the offer to dedicate 8.5 acres of wetlands and buffer to the Township. If the Municipality accepts, would they be responsible for maintenance of the wetlands and buffer and for damages caused by stormwater runoff from the 8.5 acres? If the municipality does not accept the offer does the developer have to include the stormwater runoff from the 8.5 acres as part of the overall stormwater plan for the entire tract?

In an era of global warming, record breaking high temperatures, unpredicted rainfall and the endless transition from farmland to impervious surface, the current standards for stormwater management are horribly outdated, ineffective and do not reflect environmental changes affecting the entire planet. Unfortunately, the pattern of water flow in our watershed does not make control of stormwater management easier. If we want to save the last of our structures of historic interest we have to be proactive and go beyond the nonfunctional State standard and say that stormwater runoff MUST be contained onsite. Having stormwater flow through a detention basin or bioretention basin into a nearby waterway (brook), etc. just doesn’t work because the entire system in our watershed is “one-way” and greatly oversubscribed.

**Montgomery Municipal Center • 100 Community Drive, Skillman, NJ 08558**

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