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Memo To: Ms. Cheryl Chrusz, Planning Board Secretary
Montgomery Township Planning Board
2261 Van Horne Road
Route 206
Belle Mead, NJ 08502

Date: March 23, 2023
55176 01

From: Rakesh R. Darji, PE, PP, CME
Environmental Resolutions, Inc.
Planning Board Engineer

RE: The Malvern School Properties
D(6) Variance and Bulk Variance Application
Application #BA-07-22
Engineering Review
Block 28010, Lots 57 and 58
982 Route 518
Township of Montgomery, Somerset County

Our office has reviewed the plans and documents submitted by the applicant for a D(6) and Bulk Variances application. The subject tract consists of Block 28010, Lots 57 and 58, comprising approximately 2.046 acres. The applicant proposes to construct an 8,640 SF 2-story Malvern School along with a 4,000 SF Medical Office building. An existing single-family dwelling is currently located on site. This structure will be demolished in order to construct the proposed improvements.

The site is located on the Georgetown Franklin Turnpike (CR 518) at the corner of Brecknell Way. The zoning district is Highway Commercial. Both the Malvern School and Medical Office are permitted uses within this district.

The Applicant is seeking a D(6) height variance for the Malvern School along with other bulk variances noted that this time. Should the board act favorably, the applicant will return to request Minor Subdivision (lot consolidation) and Major Site Plan Approval.

The following information, submitted by the applicant in support of this application, has been reviewed by our office:

1. Montgomery Township Land Development Application, dated December 2022.
2. Checklist, Final Major Subdivision Plats and Final Major Site Plan, dated December 2022.

3. ALTA/NSPS Land Title Survey, prepared by Dynamic Survey, LLC, dated August 26, 2022.
4. Use Variance Plan for The Malvern School Properties, prepared by Dynamic Engineering, dated December 6, 2022 consisting of the following:
 - a. Cover Sheet, sheet 1 of 7.
 - b. Aerial Map, 2 of 7.
 - c. Use Variance Plan, sheet 3 of 7.
 - d. Landscaping Plan, sheet 4 of 7.
 - e. Vehicle Circulation Plan, Fire Truck, sheet 5 of 7.
 - f. Vehicle Circulation Plan, SU-30, sheet 6 of 7.
 - g. Vehicle Circulation Plan, Refuse Truck, sheet 7 of 7.
5. Traffic and Parking Assessment, prepared by Dynamic Traffic, LLC, dated December 15, 2022.
6. Environmental Impact Statement, prepared by Dynamic Engineering, dated December 2022.
7. Steep Slope Analysis Exhibit, prepared by Dynamic Engineering, dated December 9, 2022.
8. Architectural Plans, The Malvern School, prepared by Raymond Klumb Architect, dated December 9, 2022, consisting of 3 sheets.

General Information

Applicant/ Owner: The Malvern School
20 Creek Drive
Glen Mills, PA 19342
jascandone@malvernschool.com

Engineer: Jeffrey Haberman, PE
Dynamic Engineering Consultants, PC
1904 Main Street
Lake Como, NJ 07719
jhaberman@dynamiccec.com

Architect: Ray Klumb, AIA
571 North Frontage Road
Pearce, AZ 85625
rkarch@vtc.net

Attorney: Frank Petrino, Esq.
Princeton Pike Corporate Center, Suite 203
2000 Lenox Drive
Lawrence, NJ

Zoning

1. This parcel is within the Highway Commercial (HC) zoning district.
2. A medical office is a permitted use within this district (§16-4.12a1).
3. A child care center is a permitted use within this district (§16-4.12a7).
4. Area, yard, and coverage requirements are detailed in §16-4.12.d2.

	Required	Proposed	
Maximum Lot Area	1 Acres	2.046 Acres	Conforms
Minimum Lot Width	150 FT	242.7 FT	Conforms
Minimum Lot Frontage	150 FT	304.5 FT	Conforms
Minimum Lot Depth	150 FT	267.7 FT	Conforms
Setbacks			
Min Front Yard Setback (Brecknell, N/S)	50 FT	133.1 FT	Conforms
Min Front Yard Setback (Brecknell, N/S)	50 FT	50 FT	Conforms
Min Front Yard Setback (CR 518)	50 FT	50 FT	Conforms
Min Rear Yard Setback	50 FT	53.5 FT	Conforms
Parking 16-4.12.g			
Min Parking Setback (Brecknell, N/S)	25 FT	25 FT	Conforms
Min Parking Setback (Brecknell, E/W)	25 FT	25 FT	Conforms
Min Parking Setback (CR 518)	25 FT	25 FT	Conforms
Parking Space: 1 space per employee (20) + one space per every 8 children (120)	35 Spaces		
Parking Space: 1 space per 200 SF (Medical)	20 Spaces		
Total Parking	55 Spaces	58 Spaces	Conforms
Coverage and Height			
Maximum Building Height (Malvern)	35 FT/2.5 stories	37.17 FT	Variance
Maximum Building Height (Medical)	35 FT/2.5 stories	<30 FT	Conforms
Maximum Floor Area Ratio	0.2	0.14	Conforms
Maximum Lot Cover	55%	49.3%	Conforms

Variances

1. Per §16-4.12.c1, the maximum height of a principal building shall not exceed 30 FT in height. The applicant is proposing a height of 37.17 FT. A d(6) variance will be required as the proposed height exceeds the permitted height of 30 FT by more than 10%.
2. Per §16-4.12.k1, a minimum lot size of 3 acres is required for a child care center within the Highway Commercial Zoning District. The site on which the proposed improvements are to be constructed is 2.046 acres. A variance will be required.
3. Per §16-4.12.h, each principal building or group of principal buildings shall provide a minimum of one off-street loading at the side or rear of the building. No loading areas are proposed. A variance will be required.

Waivers

4. The ordinance requires that parking spaces shall be 9FT x 20FT, which can be reduced to 18 FT provided a 2-FT overhang is available (§16-2.1, definitions). It appears the applicant is proposing 4-FT wide sidewalks along the parking spaces to the south and west of the Malvern School with 9FTx18FT spaces proposed. Four-foot width is insufficient to allow for a 2 FT overhang. It is recommended that the sidewalk width be increased to a minimum of 6 FT at this location to provide a 4-FT pedestrian travel way and 2 FT vertical overhang.
5. Per §16-5.3, no fence or wall shall be erected over 4 feet in height in side, rear and front yard areas. The applicant is proposing a wall along the eastern property line of unknown height. Additional information is required. It is possible that a waiver will be required at the time of Major Site Plan application in the event that the Board acts favorably on the current D-6 variance application.
6. Per §16-5.14c1(d), sidewalks must be provided along all existing streets upon which residential and non-residential developments abut. No sidewalks are proposed along any street frontage.

7. Per §16-6.4.e1, no steep slope shall be disturbed or developed, except as follows in specific situations where it is determined by the Board that soil erosion, land disturbance and other environmental concerns have been adequately addressed by the developer. Further information is required to determine if a waiver request will be required. It is possible that a waiver will be required at the time of Major Site Plan application in the event that the Board acts favorably on the current D-6 variance application

General

8. The applicant should clarify the dates of the Architectural plans. The date provide is December 9, 2022, yet the revision block has dates from August and September of 2017.
9. The applicant depicts no electric vehicle charging stations on the variance plan. Model Ordinance “Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready Parking Spaces” was enacted by the NJ Legislature and effective on September 1, 2020. As a parking lot is proposed, two (2) EV spaces should be provided for parking lots containing 51 to 75 off-street parking spaces. Our office recommends that the applicant provide the required parking space.
10. The applicant should provide testimony regarding its intention of consolidating the lots. It is recommended that lot consolidation be a condition of any Board approval.

Administrative

11. The applicant shall pay all taxes, fees and required escrow due and owing.
12. This office reserves the opportunity to make further comment if additional information is presented.
13. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by a point-by-point response letter to the comments of the Board’s professional staff.

Should you or the applicant have any questions, please do not hesitate to contact this office.

RRD/mbs

Cc: The Malvern School Properties, LP, applicant (jascadone@malvernschool.com)
Jeffrey Haberman, PE, Applicant’s Engineer (jhaberman@dynamiccec.com)
Frank Petrino, Esq., Applicant’s Attorney (fpetrino@eckertseamans.com)
Mark Herrmann, Township Engineer (mherrmann@montgomerynj.gov)