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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: May 16, 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 Preliminary Major Site Plan
Application #BA-07-22
Engineering Review #1
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) Use Variance and Bulk Variance application for Preliminary Major Site Plan approval. 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 following information, submitted by the applicant in support of this application, has been reviewed by our office:

1. Montgomery Township Land Development Application, dated April 2023.
2. Checklist, Final Major Subdivision Plats and Final Major Site Plan, dated April 2023.
3. Response Letter, prepared by Dynamic Engineering, dated May 2, 2023.
4. ALTA/NSPS Land Title Survey, prepared by Dynamic Survey, LLC, dated August 26, 2022.
5. Preliminary Site Plan for The Malvern School Properties, prepared by Dynamic Engineering, dated April 28, 2023 consisting of the following:
    a. Cover Sheet, sheet 1 of 20.
    b. Aerial Map, 2 of 20.

c. Demolition and Tree Removal Plan, sheet 3 of 20.
d. Site Plan, sheet 4 of 20.
e. Grading Plan, sheet 5 of 20.
f. Drainage Plan, SU-30, sheet 6 of 20.
g. Utility Plan, sheet 7 of 20.
h. Landscape Plan, sheet 8 of 20.
i. Lighting Plan, sheet 9 of 20.
j. Soil Erosion and Sediment Control Plan, sheet 10 of 20.
k. Soil Management Plan, sheet 11 of 20.
l. Soil Erosion and Sediment Note and Details, sheet 12 of 20.
m. Construction Details, sheets 13 to 17 of 20.
n. Vehicle Circulation Plan, Fire Truck, sheet 18 of 20.
o. Vehicle Circulation Plan, SU-30, sheet 19 of 20.
p. Vehicle Circulation Plan, Refuse Truck, sheet 20 of 20.

6. Sanitary Sewer Extension Plan, prepared by Dynamic Engineering, LLC, dated April 28, 2023.
7. Steep Slope Analysis Exhibit, prepared by Dynamic Engineering, LLC, dated April 28, 2023.
8. Traffic and Parking Assessment, prepared by Dynamic Traffic, LLC, dated December 15, 2022, revised to May 1, 2023.
9. Environmental Impact Statement, prepared by Dynamic Engineering, dated December 2022.
10. Architectural Plans, The Malvern School, prepared by Raymond Klumb Architect, dated December 9, 2022, consisting of 3 sheets.
11. Stormwater Management, Groundwater Recharge and Water Quality Analysis, prepared by Dynamic Engineering, dated April 2023.
12. Stormwater Management Operation and Maintenance Manual, prepared by Dynamic Engineering, dated April 2023.
13. Report of Preliminary Geotechnical and Stormwater Basin Area Investigation, prepared by Dynamic Earth, dated September 29, 2022.

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@dynamicec.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.

4. Our office defers to the Board planner for further comment regarding additional variances and waivers that may be required.

Waivers

1. Per §16-5.8f.3, 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). The applicant is proposing parking spaces which are 9FT x 18FT with a 2-FT overhang.

2. Per §16-5.3, no fence or wall shall be erected over 4 feet in height in side, rear and front yard areas. A 4.87 FT wall is proposed within the rear yard setback at the rear of the proposed medical office. A waiver will be required to permit the retaining wall in the rear yard setback.

3. Per §16-5.5.c6, driveway grades shall not exceed 10%. The proposed site driveway slope exceeds 10%. A waiver will be required.

4. 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. The applicant should provide discussion regarding the need for a waiver from the disturbance of the steep slopes.

General

5. The applicant indicates that the medical-office architectural plans will be provided during the Final Site Plan application.

6. 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.

7. The applicant should provide testimony regarding if phasing of this project is proposed.

8. The applicant should discuss:

    a. Hours of Operation
    b. Anticipated timing of deliveries
    c. Anticipated timing of trash pickup
    d. Anticipated number of employees

9. It is noted that there is one trash enclosure proposed for both buildings. The applicant should provide testimony regarding the responsibility of maintenance and repair of the structure.

Site Plan

10. A sidewalk is proposed along the property frontages with Brecknell Road and Georgetown Franklin Turnpike.
    a. It is recommended that an accessible ramp with a crosswalk be provided for pedestrian use at Brecknell Road to the sidewalk on the opposite site of the street.
    b. It is recommended that the proposed sidewalks are extended to the property line with Lot 59 (along both frontages).
    c. A sidewalk easement will be needed at the southwest corner of the property where a portion of the sidewalk crosses into the applicant's property.
    d. The applicant should discuss sidewalk/crosswalk connection for crossing Georgetown-Franklin Turnpike.

11. Sidewalks along the property frontages shall provide the minimum 5' by 5' ADA passing area at intervals no greater than 200 feet.

12. The retaining walls should be dimensioned to the property lines.

13. The applicant should discuss limiting the emergency access drive to emergency vehicles only. Testimony should include if a gate or chain is proposed. It is recommended that "DO NOT ENTER" or "EMERGENCY VECHICLES ONLY" signs be provided.

14. It is recommended that Brecknell Road be milled and resurfaced full width along the property frontage.

15. A sight triangle easement will be required as described in §16-5.3c. We defer to the Board's Landscape Architect for further comment regarding proposed landscaping.

Grading, Drainage and Utility

16. Additional spot grades should be provided on the sidewalks to demonstrate the proposed sidewalk is to be constructed in accordance with ADA requirements.

17. It is recommended that storm manhole #220 be shifted from the property line so that the manhole in its entirety is located on the applicant's property.

18. The 26 FT 12" HDPE pipe entering Inlet #100 does not show a connection at the permeable surface. The plan should be revised to show how the stormwater will enter the pipe at the playground.

19. It would be beneficial to hatch the proposed artificial surface area to denote the extents of it.

20. A temporary construction easement may be required for construction of the stormwater pipe to the existing stormwater manhole #230.
    a. It is recommended that the existing lines be televised to determine the condition of the line prior to any proposed connection.
    b. Manhole #230 is located within a drainage easement. The applicant should discuss if an investigation has been made to determine if this easement is a private easement or for public infrastructure.

21. The invert of all cleanouts should be provided.

22. Sanitary Sewer:
    a. A sanitary sewer easement is will necessary for Manhole #39.
    b. Sewer demand calculations should be provided.
    c. Discussion regarding the sanitary design should be provided, in addition, provide testimony regarding connection to the sanitary sewer system. An agreement with Sharbell will be required.
    d. Downstream capacity analysis of the collection system and pump station should be included.

23. The Fire Service line to the Medical office building should be depicted.

24. This office defers to the Fire Marshal for further comment.

Stormwater Management

25. The project proposes to disturb more than 0.5 acres of land, creates greater than an additional 5,000 SF of regulated impervious surface, and creates greater than an additional 5,000 SF of regulated motor vehicle surface and thus is classified as a "major development" for the purposes of stormwater management and must comply with the requirements of NJAC 7:8 and the Township of Montgomery Ordinance §16-5.2. The project must, therefore, meet the following requirements:

    a. Address the rate and volume of runoff from the project site. This may be done in one of three ways as outlined in NJAC 7:8:

        - Reduce the peak rate of runoff from the project area by 50%, 25%, and 20% for the 2-year, 10-year, and 100-year storms, respectively; or
        - Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or
        - Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not have an adverse downstream impact.

- ***The applicant proposes to attenuate the majority of the runoff such that the peak rates of runoff from the area of disturbance are reduced in accordance with the first method outlined above by proposing the bioretention basin. The outlet control structure will reduce runoff into the Brecknell Road ROW at a controlled rate to satisfy the 50%, 25% and 20% requirement above.***

b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.

- ***The proposed bioretention basin is designed to store and infiltrate the entire water quality storm, thus meeting the requirements of §16-6.5, Table 1, which state that the bioretention basins are approved as having an 80% total TSS removal rate.***

c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed.

- ***The applicant has provided the Groundwater Recharge spreadsheet to show that no recharge occurs in the existing condition, thus the proposed development satisfies the recharge requirements.***

d. Green Infrastructure.

- ***The applicant meets requirements for green infrastructure by proposing the bioretention basin.***

26. No specific basin access means is depicted on the plan. The applicant should discuss where the access will be and provide details, including depressed curb location, and material for such access.

27. The pipe sizing chart should be reviewed and revised accordingly for the following:
    a. Inlet #111 is shown on the sizing chart; it is a manhole on the grading plan.
    b. The pipe size between Inlet #100 and FES A is 18" on the sizing chart and 15" on the grading plan.

28. Operations and Maintenance Manual
    a. The TOB on the grading plan and detail is 128.4; the TOB in the O&M Manual is shown as 128.5.
    b. Verify the slope of the 4" perforated pipe within the basin bottom. The plans indicate a slope of 0.0%; and the O&M Manual states that the pipe is to be installed with a slope of 2%.
    c. The plans show an area with a permeable artificial grass surface. The maintenance and operations of this area should be provided in the manual which should include inspection ports and cleanouts similar to the underdrains within the bioretention basin.

29. The inlet area map should be updated to reflect the missing boundary between Inlet Area 112 and Inlet Area Play Area. The Inlet Area Map shows one large area rather than 2 smaller areas. In addition, the impervious area, pervious area, and weighted runoff coefficient should be indicated on the plan for each inlet area.

30. The soil logs should be appended to the Stormwater Report.

31. NJDEP Tier A Attachment D – Major Development Stormwater Summary forms should be completed to detail the bioretention basin and be provided within the stormwater report and as a stand-alone electronic pdf to be utilized by Township staff.

Soil Erosion and Sediment Control

33. It is noted that grading is to the property line yet the proposed silt fence and tree protection fence are located approximately 3 FT from the property line. The applicant should discuss its intent for grading

activities at the property line to the east as it appears that steep slopes will be created along the property line and location of the silt fence and tree protection fence will not allow grading at the property line.

Details

34. A note should be added to the details stating that all striping should be thermoplastic.

35. A person door is shown on the site plan for the trash enclosure. This door should be depicted on the construction detail.

36. Signs are provided for the Malvern School. Sign details should be provided for the medical office building.

37. Note #2 on the Schematic Modular Block Retaining Wall detail should be updated to reflect that designs should be provided prior to final "signature on the plans."
    a. There is no depth of footing shown on the detail for the retaining wall. It is noted that the invert of the 12" pipe crossing under the wall is 133, where the bottom of the wall at this crossing is approximately 136. Significant clearance for the pipe should be provided or the design should include the pipe through the wall's footing.

38. The chart on the rip rap detail should be updated to include the dimensions.

Administrative

39. The applicant shall pay all taxes, fees and required escrow due and owing.

40. This office reserves the opportunity to make further comment if additional information is presented.

41. 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@dynamicec.com)
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