

E-Mail: lwasilauski@montgomerynj.gov

To: Planning Board
From: Lauren A. Wasilauski, Open Space & Stewardship Director
Date: January 31, 2023, rev. 3/20/2023, **rev. 4/28/2023**
Re: PB-07-22 BPS Development Company, LLC
Block 28003 Lot 211 (10 Hartwick Drive)
Preliminary and Final Site Plan with Variance

- Preliminary & Final Major Site Plan, prepared by Dynamic Engineering, last revised **4/10/2023** (20 sheets)
- Architectural plans, prepared by Studio Architects (5 sheets)
 - Sheet A0.00 dated 3/19/2023
 - Sheet A2.01 dated 2/24/2023
 - Sheet A2.02 dated 2/24/2023
 - Sheet A2.41 dated 2/16/2023
 - Sheet A3.00 dated 2/16/2023
- Environmental Impact Statement prepared by Dynamic Engineering, dated December 2022

1. The Applicant's property is located at 10 Hartwick Drive, consisting of 4.43 acres. The property contains construction equipment and staged construction materials.
2. The Applicant is applying to the Board for a site plan approval to construct a two-story 35,404SF 80 unit assisted living and memory care facility with accompanying parking, walkways, parking, courtyard areas, and bioretention basin.

4/28/2023: The revised plans list the building square footage as 35,623SF.

B. Sidewalks

1. Township Code Section 16-5.14C requires sidewalks on all public streets.
2. The Applicant's plans propose a sidewalk along their full property frontage of Hartwick Drive. Ordinance requirement satisfied.
3. The Applicant's plans do not show sidewalks along Village Drive. The developer of Montgomery Crossing will construct these sidewalks as part of their approval (PB-01-18). These proposed/approved sidewalks should be shown on the plan with a note that they are to be constructed by others.

4/28/2023: comment satisfied

4. This office defers review of the sidewalk detail provided to the Board Engineer.

C. Tree Planting and Landscaping

1. Tree Removal: The Applicant should provide a calculation on the number of trees to be removed, as well as species and sizes. It was difficult to discern the number of trees to be removed; a rough calculation put the number at greater than 50 trees to be removed (with a DBH > 6").

3/20/2023: Per the table on sheet 3, 58 trees are to be removed, including eighteen trees over 20" DBH. This office encourages the applicant to save as many of these large, mature trees as possible.

4/28/2023: comment stands

2. Street Trees: Street trees are required at fifty foot (50') intervals per Township Code Section 16-5.6.d.15. Ordinance requirement not satisfied.
 - a. The Applicant's property has 286.04' of frontage on Village Drive and is proposing six (6) street trees where six (6) are required.

4/28/2023: ordinance requirement satisfied

- b. The Applicant's property has 577.12' of frontage on Hartwick Drive and is proposing twelve (12) shade trees where twelve (12) are required.

4/28/2023: Additional trees and other landscaping along Hartwick Drive have been added.

3. Shade Trees: 14 trees per acre are required for residential and non-residential development per Township Code Section 16-5.6d.3. Ordinance requirement not satisfied.

- a. Based on the ordinance requirement, a total of 62 shade trees are required.
- b. The Applicant is proposing a total of 49 shade trees, 24 ornamental trees and 116 evergreen trees. With evergreen trees at half credit, the applicant is proposing a total of 131 trees. After subtracting the eighteen street trees, the total number of shade trees is 113.

4/28/2023: The landscape chart now lists 47 shade trees 32 ornamental trees and 127 evergreen trees, for a total of 142 trees.

4. Native species are required per Township Code Section 16-5.6.d.5. This office defers review of the proposed species to the Township Landscape Architect.
5. All plant materials should include a two (2) year guarantee as required by Township Code Section 16-5.6.d.10:

“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.”

3/20/2023: The notes on Sheet 9 satisfy this requirement.

4/28/2023: On sheet 9, the “Planting Notes”, item #9 mentions the 2-year guarantee. However, in the “Planting Specifications” (also on sheet 9), item #11 states the plants will be guaranteed for one (1) year. The note should be revised to be consistent with the ordinance requirements of two (2) years.

6. This office recommends deer protection be installed around trees in order to prevent browsing and deer rub. The Open Space and Shade Tree Committees have had the most success with 4’ tall wire mesh fencing and wooden stakes. After the trees mature, the fence and stakes can be removed.

4/28/2023: detail added, comment satisfied

D. Critical Areas / Conservation Easements

1. There are steep slopes on the property which were caused by construction activities of stockpiling and moving soil. Township Code Section 16-5.6e requires conservation easements or conservation easement deed restrictions on all critical areas. Because these steep slopes are not naturally occurring, this office does not recommend a conservation easement or deed restriction on these areas.

E. Energy Management / Efficiency

1. The Environmental Impact Statement mentions proposed use of LED lighting, which this office encourages.

4/28/2023: There are three (3) types of lighting proposed on sheet 10. Both the A-1 and W-1 types of lighting indicate a color temperature of 3000K which is acceptable to this office. However, the B-1 lighting (bollard lights) is specified at 4000K. This fixture should be swapped for a different fixture that uses “warmer” color temperature of no more than 3000K.

The sign detail on sheet 15 indicates “downcast lighting fixtures in trellis” but no further specification on the lighting is provided. Lighting should be directed downward, shielded to prevent spillover and utilize a color temperature no greater than 3000K.

2. Other energy, water and other resource conservation measures should be incorporated in site design and construction.
3. Electric Vehicle Charging Stations
 - a. Township Code Section 16-5.21d(1) requires 15% of off-street parking be Make-Ready spaces, and install equipment in increments with one-third of the 15% required initially, the next one-third shall be installed within 3 years of receipt of certificate of occupancy, and the final one-third within 6 years of certificate of occupancy issuance
 - b. The applicant proposes 42 total parking space and one (1) electric vehicle charging station is proposed.
 - i. Per the ordinance, two (2) EV spaces are required initially.
 - ii. Ordinance requirement not satisfied.

F. Site Amenities

1. This office encourages the Applicant to add benches and picnic tables to the courtyard areas for residents, guests and staff to enjoy. An arbor, umbrellas or a sun shade would be welcome.

3/20/2023: It appears that arbors have been added to both courtyard areas although they are not labeled as such on the plans.

4/28/2023: plans updated to label amenities; comment satisfied

2. Benches should be added along the walkways for residents and guests to sit outside.

3/20/2023: It appears that benches have been added to both courtyard areas although they are not labeled as such on the plans.

4/28/2023: plans updated to label amenities; comment satisfied

3. A bike rack should be provided for staff and visitors.

3/20/2023: A bike rack has been added near the main entrance as shown on sheet 4; comment satisfied.