



MEMORANDUM

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To: Montgomery Township Planning Board

From: James Clavelli, PP, AICP
Tristan Harrison, AICP

Re: **BPS Development Company, LLC**
Preliminary and Final Major Site Plan and Bulk Variances
Supplemental Report
Hartwick Drive & Village Drive
Block 28003, Lot 211
ARH Age Restricted Housing Zone

Date: April 28, 2023, Supplemental Report to March 23, 2023 Report

1.0 Project & Site Description

1.1 Project Description: The applicant is seeking preliminary and final major site plan approval and bulk variance relief to develop a 35,504-square-foot assisted living and memory care facility with 41 parking spaces. The site is located within the ARH Age-Restricted Housing District, adjacent to the wider planned mixed-use district/redevelopment area.

The applicant submitted plans, last revised April 10, 2023, that included minor changes from the previously reviewed plans dated February 17, 2023, which reflect recommendations of the Board professionals and discussion at the prior Planning Board hearing. These changes primarily relate to the proposed sign, parking area, lighting, and plantings. No changes have been made to the building.

This report constitutes a supplemental review that details those changes and the resulting changes in necessary relief. It should be read in tandem with the previously submitted report dated March 23, 2023.

2.0 Supplemental Comments

2.1 The following comments reflect the recently submitted plans and other considerations. Each number in parentheses below corresponds to the section of the report previously prepared by this office.

John Hatch, FAIA
George Hibbs, AIA
Brian Slaugh, AICP
Michael Sullivan, AICP
Michael Hanrahan, AIA
Mary Beth Lonergan, AICP



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- 2.1.1 **(2.7) Minimum Distance of Parking/Loading Area to Residential Lot Line (West):** The plans have been revised to provide the required parking area setback from the residential lot across Hartwick Drive. Whereas the previous plans proposed a distance of 62.4 feet, the revised plans propose 75.5 feet. **The plan complies. A variance is no longer required.**
- 2.1.2 **(4.2) Parking Within 25 Feet of Lot Line:** The plans have been revised to provide the required parking area setback. Whereas the previous plan proposed a parking area setback of 12.5 feet, the revised plans propose 25.5 feet. **The plan complies. A variance is no longer required.**
- 2.1.3 **(4.3) Parking Requirements:** The plans have been revised to reduce the total number of proposed parking spaces from 43 to 41 to comply with the required parking area setbacks, above. 41 spaces are proposed, where 40 are required. **The plan still complies. Additional testimony should be provided regarding whether this number will be adequate for visitor parking demand.**
- 2.1.4 **(4.6) Sidewalks:** Sidewalks “to be constructed by others” along Village Drive are indicated on the plans. The applicant asserts that the sidewalks will be constructed by the developer of the Montgomery Crossing multi-family project. **Testimony to verify this agreement and/or approval is still recommended to the extent that the Township is not already involved. It is the understanding of this office that a design exception is still required and any such agreement may be considered justification for approval of the design exception.**
- 2.1.5 **(5.3) Western Buffer Width:** The plans have been revised to provide the required 25-foot buffer along Hartwick Drive. Whereas the previous plans proposed a buffer of 13 feet, the revised plans propose 25.5 feet. **The plan complies. A variance is no longer required.**
- 2.1.6 **(5.10) Eastern Buffer Composition:** The plans have been revised to extend the proposed evergreen buffer along a portion of the northeastern property line. **Additional testimony is recommended regarding the east-southeastern property line and whether any existing vegetation to remain will provide a sufficient buffer without supplemental plantings. A design exception may still be required.**



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- 2.1.7 (5.11) **Eastern Buffer Tree Spacing:** Where buffer plantings are proposed, the plan complies. See 2.1.6 (5.10), above.
- 2.1.8 (6.6) **Light Intensity at Intersections:** The lighting plan has been revised to provide a minimum intersection light intensity of 0.5 footcandles. **The plan complies. A design exception is no longer required.**
- 2.1.9 (7.1) **General Sign Provisions for Freestanding Signs:** The Monument Sign Detail has been revised to propose an alternative sign type intended to comply with sign height and lighting requirements. The revised sign is composed of materials to match the proposed building and a trellis containing downcast lighting. The plan complies.
- 2.1.10 (7.4) **Freestanding Sign Height:** Whereas the previous plan proposed a sign height of 9'-8", the revised plans propose a sign height of six feet measured from ground level to top of the sign trellis. **The plan complies. A variance is no longer required.**
- 2.1.11 (7.5) **Freestanding Sign Lighting:** The Monument Sign Detail has been revised to propose two exterior lights focused downward onto the sign, whereas the previous plans proposed upward focused lighting. **The plan complies. A variance is no longer required.**

3.0 Changes in Required Relief

The following relief is **no longer required**:

3.1 Variances

§16-4.13d.2(b)	Min. distance of building to residential lot line (east)
§16-4.13d.2(b)	Min. distance of parking area to residential lot line (west)
§16-4.13d.2(c)	Western buffer width
§16-4.13h.5	Parking within 25 feet of lot line
§16-4.13j.4	Freestanding sign height
§16-4.13j.5	Freestanding sign lighting

3.2 Design Exceptions

§16-5.4.b.2(c)	Light intensity at intersections.
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4.0 Summary

Several variances and design exceptions were identified in the Site Plan Review 2 report previously issued by this office on March 23, 2023. However, the revised plans have reduced the relief required as noted above. In summary, the following relief is **still required**:

4.1 Variances

§16-4.13d.2(b)	Min. distance of building to residential lot line (west)
§16-4.13d.2(c)	Western buffer composition
§16-4.13d.2(c)	Western buffer tree spacing
§16-4.13d.2(c)	Eastern buffer composition
§16-4.13d.2(b)	Hot box setback
§16-4.1.3i.1	Loading space size

4.2 Design Exceptions

§16-5.3.b	Board-on-Board fence height
§16-5.4.b.2(d)	Lighting timer
§16-5.14c.1(d)	Sidewalks
§16-5.8f.3	Parking space length

5.0 Materials Reviewed for this Supplemental Report

- 5.1 *Preliminary and Final Major Site Plan*, 20 Sheets, prepared by Jeffrey D. Spalt, PE and Jeffrey Haberman, PE, Dynamic Engineering, dated December 7, 2022, revised through April 10, 2023.
- 5.2 *Letter of Transmittal*, prepared by Jeffrey S. Haberman, PE, PP, of Dynamic Engineering Consultants, PC, dated April 1, 2023.