



MONTGOMERY

TOWNSHIP, NEW JERSEY

ENVIRONMENTAL COMMISSION

To: Site Plan/Subdivision Committee
From: Montgomery Township Environmental Commission
Re: BPS Development PB-07-22
Date: January 30, 2023

A. Landscaping

1. Thank you for the extensive use of native plants in the landscaping plan. These plants will be very beneficial to the local ecosystem.
2. Though members of this committee have no direct experience with viburnum leaf beetle, we have heard that it is found in the area, and that black haw viburnum, a large native shrub, is the native viburnum that is most resistant to this pest. Would you consider replacing some of the other native viburnums with black haw, just in case? It is an attractive large shrub, possibly too large for your plans, deer-resistant, widespread in local woods, and successfully planted in Montgomery parks in sunny spots.

B. Stormwater Management

1. We recommend porous pavement and rain barrels to reduce ponding, which can occasionally occur during extreme storms, and provide water for landscaping and to wash sidewalks.

C. Energy Management & Conservation

1. The Environmental Commission recommends the use of LEED standards of design and construction. All appliances and fixtures should conserve energy and water.
2. We suggest that solar panels be installed on the roof, and that geothermal heat exchange be used for the HVAC system.
3. We noticed the vehicle charging tower on the Site Plan, as required by a new state law. We are not clear how many vehicles can be served by this one tower. It would be useful for visitors and employees, as well as some Assisted Living residents, to have access to charging stations.

D. Lighting

1. All outdoor lighting should be pointed downwards, shielded from the sides, and as low in elevation and intensity as possible, in keeping with Montgomery's Dark Skies policy.
2. Please be aware that overly bright lights can cause glare and temporarily blind drivers and pedestrians, reducing visibility, and will attract or otherwise interfere with nocturnal pollinators, fireflies, bats, and migrating birds. Yellow light bulbs, which are the least disorienting to wildlife, should be used. Every life form is adapted by evolution to dark nights, even humans, and we all benefit from dark nights.

E. Site Amenities

1. We recommend the provision of park benches and picnic tables (with umbrellas in the courtyard) for staff, visitors, and for residents to meet with visitors. Even residents of Memory Care facilities, who are not ordinarily allowed to leave the building, could miss being outdoors.
2. We recommend a bike rack for employees and visitors, as well as residents, who might ride a bicycle as treatment for Parkinson's disease.
3. How about a small pond or water feature that might serve as a vernal pool, a breeding habitat for amphibians? The calls of the spring peeper are musical and beautiful. Fish should not be included, as they eat the frog eggs and tadpoles. Stonebridge has spring peepers in a water feature in their courtyard.