



Bright View Engineering
Moving you forward

June 20, 2022

VIA (E-MAIL CChrusz@twp.montgomery.nj.us))

Ms. Cheryl Chrusz
Administrative Assistant
Montgomery Township Planning Board
2261 Van Horne Road (Route 206)
Belle Mead, New Jersey, 08502

**Re: Amended Preliminary & Final Major Site Plan Phase 1 &
Final Major Site Plan Phase 2
Block 34001, Lots 46.01, 56,57,77,78 & 79
Montgomery Promenade
Bright View Project No.: 212755**

Dear Ms. Chrusz:

Bright View Engineering has had the opportunity to review the following documentation with regard to the above referenced project:

- Site Plans entitled “Amended Preliminary & Final Major Site Plan Phase 1 & Final Major Site Plan Phase 2 for Princeton Promenade, LLC” prepared by Bohler Engineering, revised June 15, 2022, 110 sheets

With regard to the above referenced documents, Bright View Engineering offers the following comments. This represents the first review conducted by Bright View Engineering for this proposed project.

Site Plan

- 1) The applicant should provide testimony reviewing the changes proposed to the site plan since their most recent approval.
- 2) It appears that the striping for the northbound left turn lane from Nevius Boulevard to CR 518 has been changed to eliminate the solid lane line for the length of the turn lane. This shall be revised to be consistent with the MUTCD or other justification for the change provided.
- 3) During Phase 1 of the project, the signing and striping for the left turn lane from Nevius Boulevard into the not yet constructed access aisle shall be revised to avoid driver confusion. Lane use signs should not be installed until Phase 2 and the striping revised during Phase 1 to discourage vehicles from using a ‘left turn lane to nowhere.’

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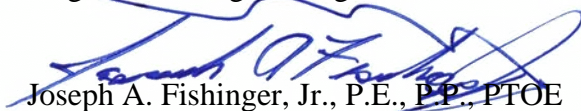
- 4) Details should be provided regarding the proposed paver sidewalks to be used on the project including confirmation that said crosswalks will be MUTCD compliant. Also it appears that the paver crosswalks used around the pocket park are a different hatch pattern than other paver crosswalks within the site. Please clarify if it is the project's intent to utilize a different paver pattern for the crosswalks surrounding the pocket park.
- 5) Details should be provided regarding the proposed vehicle ramps on the access roads to the park area – specifically, a cross-sectional design of the ramp is required to confirm vehicles can navigate the ramp.
- 6) Additional information / testimony regarding the operation of the bus pullout on Nevius Boulevard before the roundabout should be provided. As depicted, the bus pullout exits into a right turn only lane.
- 7) Testimony regarding ownership and maintenance of the bus pull out on Nevius Boulevard should be provided. As depicted, the bus pull out is partially in the ROW and partially on private property.
- 8) Details should be provided regarding the proposed speed table in front of Building E. Specifically, a cross-sectional design of the ramp is required to confirm vehicles can navigate the speed table.

Traffic Operations

- 9) It is this office's understanding that all offset roadway improvements are to be constructed during Phase 1 and that the offsite improvements have not changed even though the size of the project has been reduced. The applicant should confirm this as part of the record.
- 10) Additional information / testimony should be provided regarding the operation of the proposed speed table opposite building E. In particular, this office has concerns that the vehicles slowing / stopping at the speed table for vehicles in the proposed crosswalk will cause queuing into the roundabout.

I trust this information will assist the board in its review of this application. If you have any questions, please feel free to contact me at 908-547-5045 or via email at JFishinger@BVEngr.com.

Sincerely,
Bright View Engineering


Joseph A. Fishingier, Jr., P.E., P.P., PTOE
Director of Traffic Engineering

<https://bvengr.sharepoint.com/sites/bvengr/proj/212755 - Montgomery Promenade/3-Correspondence/Review Letter 1.docx>

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MEMORANDUM

Clarke Caton Hintz

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To: Montgomery Township Planning Board

From: Michael Sullivan, ASLA, AICP
James Clavelli, PIT, AICP candidate

Re: **Princeton Promenade, LLC**
Amended Preliminary & Final Major Site Plan and Subdivision
1216 NJ State Highway Route 206
Block 34001, Lots 46.01, 56, 57, 77, 78 and 79
HC – Highway Commercial Zone
R-1 – Single-Family Residential Zone
REO-3 – Research, Engineering & Office Zone
Planned Shopping Complex Overlay Zone

Date: June 29, 2022

1.0 Project & Site Description

- 1.1.** Princeton Promenade, LLC is seeking amended preliminary and final major site plan and subdivision approval for Phase 1 and final major site plan approval for Phase 2. The application includes bulk variances and waivers. Princeton Promenade is a planned retail complex, including off-street parking, stormwater management basins, signs, lighting, fences and walls, plantings and internal/public roadways. It also includes a series of single-family detached dwellings.
- 1.2.** The subject property is currently vacant, except for remnants of previous improvements, and contains informal gravel drives, cultivated fields, vegetation, stone and gravel areas, a temporary leasing trailer, a 50-foot-wide public roadway, utility, emergency access and temporary construction easement, 15-foot-wide waterline easement, 25-foot-wide temporary construction easement, 30-foot-wide sewer easement, a drainage easement, a 300-foot aviation easement, and a 550-foot aviation easement.
- 1.3.** The property is located to the west of Route 206 and north of the Princeton airport.

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



PRINCETON PROMENADE, LLC
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN AND SUBDIVISION

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2.0 Project History

- 2.1. MM/PG Montgomery Properties, LLC received major subdivision and preliminary final site plan approval with bulk variances and design exceptions on January 29, 2018. Resolution memorializing the Planning Board's January 29, 2018 action was adopted on March 5, 2018.
- 2.2. MM/PG Montgomery Properties, LLC received amended preliminary and final site plan approval with bulk variances and design exceptions for Building E, the removal of Buildings F and R, the reconfiguration of Buildings B, C and D, and the addition of a bus stop on Nevius Boulevard on November 19, 2018. Resolution memorializing the Planning Board's November 19, 2018 action was adopted on December 17, 2018.
- 2.3. Princeton Promenade, LLC, the contract purchaser, received amended preliminary site plan approval with variances to amend the phasing schedule for construction of the project on December 13, 2021. The Resolution memorializing the Planning Board's December 13, 2021 action was adopted on January 24, 2022.

3.0 Changes to the Phasing and Site Plan

While the plans have remained largely unchanged from the Amended Preliminary Site Plans approved in December of 2021, a number of key changes have been submitted with this application.

- 3.1. **Phasing Boundary:** The boundary delineating the development areas for Phase 1 and Phase 2 has been changed in accordance with §16-6.5.h.3(f). Phase 1 now includes, what is called, "One Acre Park" located at the west end of the promenade. This is the primary open space that has remained a part of the project since the original approval. It also includes what is called "Nature Park", a predominantly vegetated meadow wrapping around the One Acre Park and extending out to the edge of the site. Phase 1 includes smaller open spaces on two planned building pads. The Nature Park and the smaller internal open spaces are temporary and will be replaced to accommodate Phase 2 development. Phase 2 now consists of four mixed use buildings (Building M, Building N, Building O, and Building P), a movie theatre and entertainment building (Building Q), off-street parking located north and south of the five Phase 2 buildings, and interior roadways connecting the Phase 2 development up to Nevius Boulevard.



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- 3.2. **Circulation:** Vehicular circulation and parking located above Nevius Boulevard has been reconfigured to accommodate better sight lines and flow of traffic. The two-lane driveway access between the proposed roundabout and Route 206 has shifted approximately 30 feet eastward. In moving the driveway access over, the interior parking aisles now end in a straight line leaving a clear, straight main driveway into the parking lot. The parking lot surrounding Building B has added five new parking spaces to absorb the parking spaces removed in relocating the driveway.

The serpentine two-lane driveway entrance to the parking lot from Nevius Boulevard's roundabout has been reduced to provide a manageable turning radius from the adjacent parking aisle. Some parking spaces have been adjusted accordingly.

Four ADA - accessible parking spaces, situated at the northeast corner of Building E have been relocated next to the driveway entrance from Bolmer Corner.

- 3.3. **Building L Modification:** Building L, which was a single building, has been revised from the previous submission to consist of two buildings, L-1 and L-2, with a connecting archway entrance to the plaza located between them.
- 3.4. **Temporary Open Spaces:** The Applicant has included plans for temporary open spaces to be constructed as part of Phase 1, but which will be supplanted with buildings and other site improvements when Phase 2 is implemented. These are the Nature Park and smaller open spaces located on the future pad sites for buildings "M" and "N" that are to be constructed in Phase 2.

4.0 Zoning and Site Development

- 4.1. **Principal Uses on Land and in Buildings Permitted.** The application is in compliance. The optional Planned Shopping Center, pursuant to §16-6.5.h.6, permits retail sales of goods and services, offices, banks, public utility uses, single-family homes, movie theaters, and child care centers. The applicant is proposing retail sales of goods and services, a bank, 34 single-family homes, a movie theater, and a child care center.
- 4.2. **Accessory Uses Permitted.** The application is in compliance. §16-6.5.h.8 permits outdoor eating areas associated with a permitted restaurant as long as the pedestrian pathway having a minimum width of five (5) feet is maintained, street furniture, transit-related shelters, small wind, solar, or photovoltaic energy



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systems, and a temporary leasing trailer. The applicant is proposing outdoor eating areas associated with permitted restaurants, street furniture, transit-related shelters, and a temporary leasing trailer.

- 4.3. **Maximum Floor Area Ratio.** The application is in compliance. §16-6.5.h.10(a) permits a maximum nonresidential floor area ratio of 0.175. The applicant is proposing a maximum floor area ratio of 0.124.

4.4. **Area and Spatial Requirements.**

- 4.4.1. **Distance between Nonresidential Buildings.** The application is in compliance. §16-6.5.h.11(a)(1) requires a minimum of 20 feet between nonresidential buildings. The minimum distance the applicant has proposed between buildings is 20 feet.

- 4.4.2. **Building Length with Rear Parking Access.** The maximum length of a building with access to a rear parking area is 250 feet, per §16-6.5.h.11(a)(3). The length of Building E is 344.2 feet total, and has parking spaces located at the rear of the building, requiring a variance for this item.

- 4.4.3. **Building Setback from Tract Boundary.** The application is in compliance. §16-6.5.h.11(a)(4) requires a minimum building setback of 50 feet from the tract boundary. The applicant is proposing a minimum building setback of 51 feet from the tract boundary (Building D).

- 4.4.4. **Building Setback from Residential Property Line.** *Variance relief previously granted pursuant to Resolution PB-04-17, dated December 17, 2018.* §16-6.5.h.11(a)(5) requires a minimum nonresidential building setback of 100 feet from a residential property line. As noted in our December 8, 2021 memorandum, the applicant is proposing a 70.2-foot setback between Building E and the residential lot #20.

- 4.4.5. **Tenant Area.** The application is in compliance with the minimum and maximum tenant space areas provided in §16-6.5.h.11(a)(6).

- 4.4.6. **Maximum Floor Area for a Supermarket.** The application is in compliance. §16-6.5.h.11(a)(6)(iv) permits a maximum floor area of 70,000 square feet for a hotel or supermarket. The applicant is proposing a 41,772 square feet for the grocery facility, 40,052 square feet of building space not including the loading area.



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- 4.5. **Off-Street Parking (Number).** Pursuant to §16-6.5.h.14(a), the following non-residential parking is required for Phase 1 and for Full Build-Out (Phases 1 & 2):

§16-6.5.h.14(a) Off-Street Parking Requirement for Phase 1 & Full Build-Out			
Use	Area	Requirement	Required Number of Spaces
Phase 1			
Retail sales and service use	161,348 sf	1 space / 250 sf	646
Office Use	0 sf	1 space / 250 sf	0
Bank Use		1 space / 200 sf + 12 vehicle queue	13
Restaurant Use	?	1 space / 3 seats	?
Movie Theater	0 seats	1 space / 4 seats	0
Bowling Alley	0 lanes	4 spaces / lane	0
PHASE 1 TOTAL			659**
Full Build-Out (Phases 1 & 2)			
Retail sales and service use	220,222 sf	1 space / 250 sf	881
Office Use	0 sf	1 space / 250 sf	0
Bank Use	2,600 sf	1 space / 200 sf + 12 vehicle queue	13
Restaurant Use	847 seats	1 space / 3 seats	283
Movie Theater	943 seats	1 space / 4 seats	236
Bowling Alley	16 lanes	4 spaces / lane	64
FULL BUILD OUT TOTAL			1,477 spaces

*The number of Restaurant seats allocated to Phase 1 has not been identified

**Total number of parking spaces required based on the information available at the time of our review.

Full-Build Parking Compliance. The applicant is proposing 1,488 total parking spaces at Full Build-Out, including 49 parking spaces for the child care center. The number of parking spaces at full build-out is compliant with the parking requirements of §16-6.5.h.14(a).



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Phase 1 Parking Compliance. The plans do not identify the number of restaurant seats in Phase 1. Without understanding the number of restaurant seats in Phase 1, the exact number of parking spaces required for Phase 1 cannot be fully understood. However, if the entirety of restaurant seats were constructed during Phase 1, a total of 942 parking spaces would be required. Phase 1 contains 1,158 total parking spaces, such that it appears that sufficient parking is provided in Phase 1. Nevertheless, if known, the applicant should clarify the provision of restaurant seats vs. other nonresidential floor area that would be part of Phase 1.

- 4.6. **Electric Vehicle Charging Stations. Condition 5 of PB-05-21.** Per Condition 5 of Resolution PB-05-21, the Applicant will comply with the EV charging station statute and Township model ordinance.

The Township's model ordinance, adopted on December 2, 2021, requires 4% of the parking spaces for a lot greater than 150 spaces to be Make-Ready spaces, 5% of them have to be ADA accessible. With 1,477 spaces required, 4% of the spaces or 60 spaces, would have to be Make-Ready or EVSE spaces. Of the 60 Make-Ready or EVSE spaces, 5% of the spaces or 3 spaces, would have to be ADA accessible spaces.

As the site plan was submitted, the application does not comply with the Township's model ordinance and subsequently does not satisfy Condition 5 of Resolution PB-05-21. The applicant has provided a total of 12 EVSE spaces, where 60 are required. Two stations are located in the parking lot of Building A, four stations are located near the entrance to Building E, two stations are located at the corner of Building Q, and four spaces are located along the Promenade's central parking island. None of the twelve spaces provided are ADA accessible parking spaces.

- 4.7. **Stormwater Pipe Sizes.** Per §16-5.1.1.5(g), no pipe size in the storm drainage systems shall be less than fifteen inches in diameter. The applicant has requested variance relief for this item as their stormwater details, located on sheets C-905 through C-907 indicate variable pipe diameter of less than 15 inches in diameter to be installed on site.
- 4.8. **Front and Side Yard Fencing. Variance relief previously granted for this item.** The applicant has received variance relief from §16-5.3.b as they are proposing a fence six feet in height in the front and side yards of Building D. As the ordinance does not permit fencing in front, side, or rear yards to exceed four feet in height, a variance is required for this item.



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- 4.9. **Dog Park Fencing Height.** §16-5.3.b.1 permits a maximum of 6 foot high fencing surrounding a dog park, when located in the rear yard of a property. The Applicant has proposed six-foot fencing on all sides of the dog park located in Open Space D. As the fence will be located in the front yard of the property, a variance is required for this item.
- 4.10. **Off-Street Parking Screening.** The Applicant has requested waiver relief from §16-5.8.a.1, requiring a visual buffer between off-street parking areas and any lot line or street line. No screen planting, berm, fence, wall, or combination thereof have been provided between the off-street parking located along Route 206, requiring a waiver for this item.
- 4.11. **Loading Area Screening.** Pursuant to §16-5.8.a.2, loading areas are to be landscaped and screened sufficiently to obscure the view of parked vehicles. No screening has been proposed for the loading area for Building A, requiring waiver relief for this item.
- 4.12. **Parking Area Landscaping.** The applicant has requested variance relief from §16-5.8.a.3, which requires each off-street parking area to have landscaped areas equivalent to 1 parking space for every 30 parking spaces provided. Landscaping in the proposed parking areas has not been provided at this scale, requiring a variance.
- 4.13. **Driveway and Parking Area Grading.** §16-5.8.c.6 requires driveway grades not to exceed 10% or fall below 1% and parking areas not to exceed 6% or fall below 1% in grade. The applicant has requested variance relief for this item. It is unclear where on the site plans the driveway and parking area grading do not meet these standards. The deviations from this requirement is not specified in the applicant's request. We defer technical review of this item to the Board Engineer.
- 4.14. **Street Curbs and Sidewalks.** The applicant has requested relief from the following variances as they pertain to street curbs and sidewalks. We defer to the Board Engineer's review pertaining to the design and engineering of the proposed street curbs and sidewalks.
- 4.14.1. **§16-5.14a.3(a)** Longitudinal grades on all streets shall not exceed 8% and shall be no less than 1%. Maximum grades within intersections shall be 3% for a distance of 150 feet from the intersection.
- 4.14.2. **§16-5.14.a.3(b)** – Changes in grade where the algebraic difference in grade is 1% or greater shall be connected by a vertical curve having a length of at least fifty feet for each two percent difference in grade.



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- 4.14.3. §16-5.14.a.3(c) – A road shall have a minimum cross-slope of 4% unless the road is super-elevated in which case the road shall be designed in accordance with the ITE manual.
- 4.14.4. §16-5.14.a.3(d) – The minimum center line radius on horizontal curves shall be 180 feet for local and minor collector streets, 500 feet for collector and major collector streets, and 1,000 for arterial streets. Minimum center line radius on horizontal curves may be reduced to eighty feet for streets within planned developments with multiple family housing provided there is no parking on street.
- 4.14.5. §16-5.14.a.6 – Street intersections shall be as nearly at right angles as possible and in no case shall be less than eighty degrees. Block corners of intersections shall be rounded with the following minimum standards:
- Arterials – 40 feet
- Collectors – 35 feet
- Local streets – 25 feet
- 4.14.6. §16-5.14.c.3 - Sidewalks shall be at least four feet wide and shall be appropriately reinforced.
- 4.15. **Temporary Open Space.** The plans include three Phase 1 open spaces. The critique of the design and technical aspects of these open spaces is deferred to the Board's Landscape Architect. Given that these spaces could persist for years, since it is not known when Phase 2 will be implemented, the Board should consider whether the planned improvements are sufficient.
- 4.15.1. "Nature Park" consists of 10 foot-wide winding concrete paths and sodded lawn pedestrian paths circulating through fields of meadow and wildflowers. A series of planting beds, filled with trees, shrubs, perennials, and ornamental grasses, are located central to the open space, aligned with the end of the courtyard.
- 4.15.2. "Open Space D" is located on the pad where Building M is proposed to be developed in Phase 2. Open Space D consists of an enclosed dog park situated at the west end of the block. The dog park is furnished with benches obstacles, and a waste station. To the east of the dog park is an outdoor seating area, containing eleven dining tables and chairs, each with their own umbrella, Adirondack chairs, and pole mounted string



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lights. Planted areas envelop the seating area and provide a buffer between the dog park.

- 4.15.3. “Open Space E” is located on the pad where Building N is proposed for Phase 2. Open Space E includes 10 dining tables and chairs, each with their own umbrella, Adirondack chairs, cornhole games and pole mounted string lights. Planted areas provide a buffer to the surrounding parking and circulation routes.

4.16. **Lighting.** The lighting proposed for Phases 1 and 2 have remained predominantly unchanged.

- 4.16.1. Where circulation patterns have been altered along Nevius Boulevard, the locations of three pole mounted light fixtures have shifted in accordance with the updated driveway locations. The minimum illumination level along Nevius Boulevard is 0.8 footcandles with an average of 1.79 footcandles. The pole mounted light fixtures are 18 feet in height and remain unchanged from the previously approved lighting plan. These updates to the lighting plan are compliant with the Township’s requirements pursuant to §16-5.4.

- 4.16.2. The applicant has proposed pole mounted lighting in the Nature Park along the pedestrian pathways. The proposed light fixtures are 18 feet in height and result in a minimum of 0.8 footcandles and an average of 1.23 footcandles along the paths. The proposed lighting plan for the Nature park is compliant with the Township’s requirements pursuant to §16-5.4. The height of the fixtures in the open space may result in an odd space since the park space is predominantly meadow grasses. Lower fixtures may be a better option.

- 4.16.3. A combination of traditional pole-mounted lighting and string lights mounted to aluminum poles are proposed for both Open Spaces D and E. The traditional pole mounted lights are 18 feet in height. The aluminum poles for the mounted string lights are 16 feet in height. A minimum footcandle level for Open Space D is 0.6 footcandles, with an average of 1.63. Open Space E has a minimum of 0.5 footcandles with an average of 1.94 footcandles. The lighting plans for Open Spaces D and E are compliant with the requirements set forth in §16-5.4b and provide sufficient lighting for the passive and active spaces.



5.0 Considerations of the “C” Variances

5.1. The following sections summarize the “c” variance criteria for the purposes of establishing a framework for review. The applicant bears the burden of proof, which is divided into two parts, in the justification of the “c” variances. The applicant must justify the “c” variances separately and each variance must satisfy both parts.

5.2. **Consideration of the Positive Criteria.** To satisfy the positive criteria for a “c” variance, the applicant has two choices. First, known as “c(1)” variance relief, the applicant may demonstrate that strict application of the regulation would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship due to one of the following:

- By reason of exceptional narrowness, shallowness or shape of a specific piece of property;
- By reason of exceptional topographic conditions or physical features uniquely affecting the specific piece of property; or
- By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

Alternatively, and known as “c(2)” variance relief, the applicant may demonstrate the following positive criteria in support of the request for relief:

- Where in an application or appeal relating to a specific piece of property to purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

5.3. **Consideration of the Negative Criteria.** Should the applicant satisfy the positive criteria, it must also be demonstrated that that the granting of the variance can be accomplished without resulting in substantial detriment to the public good and without substantial impairment of the intent and purpose of the zoning ordinance and zone plan. These factors are referred to as the negative criteria.



6.o Compliance with Resolution PB-05-21

As the application stands, some of the conditions established by Resolution PB-05-21 remain outstanding as detailed herein.

Condition 1: **SATISFIED.** *Buildings A-L, including the Whole Foods, the Promenade and the open space, as previously approved, will be constructed in Phase 1 of the project. Phase 1 will also include 29 single-family lots and construction of the internal loop roads and improvements to State Route 206 and County Route 518 as described in prior project approvals.*

The Applicant has included an additional 5 single-family lots for construction within Phase 1 of development. As all of the elements listed above are included within Phase 1, this Condition may be deemed satisfied.

Condition 2: *The Board will not object to waiving the requirement for NJDOT, Somerset County Board Planning Board approvals and DRCC approvals prior to horizontal site construction (i.e. site work, utilities, paving, etc.) which must be coordinated with the Township Engineer. No vertical construction may occur without amended final major site plan approval and required third party approvals.*

We defer comment to the Township Engineer regarding the coordination of outside approvals and the timeline of construction.

Condition 3: *A restoration bond with no expiration date shall be posted, prior to commencement of site work, the form and amount subject to the approval of the Township Attorney, Board Engineer and Township Engineer.*

Comments are deferred to the Township Attorney, Board Engineer, and Township Engineer regarding the posting of a restoration bond prior to site work.

Condition 4: *All master plan roads and the improvements to Routes 206 and 518 to be constructed in Phase 1 shall be completed prior to the issuance of Certificates of Occupancy for Phase 1.*

Condition 5: **NOT SATISFIED.** *The Applicant will comply with the EV charging station state statute and Township model ordinance.*

As discussed earlier within our review, the amended site plans include 12 EV charging spaces, where 60 spaces are required in accordance with the



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Township's model ordinance. Additionally, all twelve EV spaces are standard parking spaces. No EV charging stations have been provided for ADA accessible parking spaces, where 3 are required by the model ordinance. As a result, the Applicant has not satisfied this condition.

Condition 6: *The Applicant will comply with recommendations by the Township Environmental Commission set forth in its memo of December 8, 2021, as testified.*

Comments are deferred to the Township Environmental Commission concerning compliance with their recommendations.

Condition 7: *The applicant shall comply with any agreements with neighboring owners regarding installation of sewer.*

Comments are deferred to the Township Attorney and Township Engineer pertaining to any agreements with neighboring owners regarding installation of sewer.

Condition 8: **CHANGED CIRCUMSTANCE.** *Phase 2 will include the remaining five single-family residential lots.*

The submitted amended preliminary and final major site plans include all 34 single-family residential lots in Phase 1 of development.

Condition 9: *Application for the import/export of soil will be done at the time of amended final site plan approval.*

Comments are deferred to the Township Engineer pertaining to approvals related to the handling of soil.

Condition 10: *Payment of the residential and non-residential development fees pursuant to Montgomery Township ordinances.*

Comments are deferred to the Township's Planning Department pertaining to residential and nonresidential development fees.

Condition 11: *No building permits shall be issued without amended final major site plan approval. Prior to submission of the amended final major site plan approval plan, the Applicant shall review with the Township Planning Director and Board Engineer their proposed plans with respect to inclusion of LEED standards in the project.*



Comments deferred to the Township Planning Director and Board Engineer pertaining to the review of LEED standards and issuance of required building permits.

Condition 12: **PARTIALLY SATISFIED.** *The preliminary major site plans shall be updated to include a current list of owners within 200 feet.*

The Applicant has provided an updated list of owners within 200 feet of the property. However, Property Owner Lists are only valid for three months. The updated list is dated March 18, 2022, which will be invalid at the time of the applicant's hearing. The Applicant shall confirm the list remains current at the time of the hearing.

Condition 13: **SATISFIED.** *All conditions of the Prior Approvals shall remain in effect with the exception of those conditions specifically addressed herein.*

Per our memorandum dated December 8, 2021, all conditions set forth from prior approvals remain satisfied.

7.0 Montgomery's Relevant Land Use Policies

7.1. **Master Plan Goals.** The Township Master Plan includes several goals which are relevant to the Board's consideration of this application. The following goals can be found on page 6 through 8 of the 2017 Master Plan Reexamination Report:

1. *The Development Plan of Montgomery Township should maintain the continuity of the Township's planning process and build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations.*

The Planned Shopping Complex optional development alternative ordinance was originally adopted by the Township in 2003 with subsequent amendments in 2004, 2006, 2007, 2012, and 2017. The applicant is proposing a planned shopping complex consistent with the latest 2017 amendments to the planned shopping complex optional development alternative.

3. *The Development Plan should recognize the physical characteristics of the Township and acknowledge the inherent capabilities and limitations of the land to host different types of community development at appropriate densities and intensities.*



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The applicant is proposing to construction planned shopping complex, a permitted optional development.

5. Recognizing the housing obligations of the municipality, but attempting to prevent sprawl and maintain a development mix balanced between residential and non-residential construction, the Development Plan should guide and contain the principal commercial and higher density residential development within the municipality to specific areas of concentrated land uses.

The applicant is proposing to construct a planned shopping complex consisting of both residential and nonresidential uses. The developer shall also be subject to both residential and nonresidential development fees.

8. The principal retail shopping facilities within the municipality should be provided within proximity to the two (2) nodes of concentrated residential development in order to avoid the proliferation of vehicular shopping trips.

The proposal is located in the Rocky Hill node.

- 7.2. **2017 Land Use Plan Element.** The 2017 amendment to the Land Use Plan Element specifically addresses the vacant, underdeveloped and underutilized commercial lands in the “Rocky Hill Node”, specifically lands located within the “Planned Shopping Complex” overlay zone (i.e. Montgomery Promenade Shopping Complex). The proposed planned shopping complex is consistent with the 2017 Land Use Plan Element.

8.0 Materials Reviewed

- 8.1. *Montgomery Township Planning & Zoning Board Application* and related documents, dated April 29, 2021.
- 8.2. *Amended Preliminary/Final Major Site Plan Phase 1 & Final Major Site Plan Phase 2*, prepared by Bohler Engineering, consisting of 110 sheets, dated June 3, 2016, last revised April 29, 2022.
- 8.3. *Elevations and Plans Set*, prepared by Massa Multimedia Architecture, consisting of 25 sheets, dated April 29, 2022.
- 8.4. *Site & Sign Package*, prepared by Massa Multimedia Architecture, consisting of 6 sheets, dated April 29, 2022.



PRINCETON PROMENADE, LLC
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN AND SUBDIVISION

- 8.5. *Stormwater Facility Operations & Maintenance Manual*, prepared by Bohler Engineering, consisting of 40 pages, dated October 2017 and revised through April 2022.
- 8.6. *Major Subdivision Plat*, prepared by Control Point Associates, Inc., consisting of 2 sheets, dated November 9, 2017, and revised through October 18, 2018.
- 8.7. *Alta/NSPS Land Title Survey*, prepared by Control Point Associates, Inc., consisting of 6 sheets, dated November 11, 2021, and revised through December 14, 2021.
- 8.8. *Stormwater Management Report*, prepared by Bohler Engineering, consisting of 802 pages, dated February 2021, and revised through April 2022.
- 8.9. *Stormwater Management Area Evaluation*, prepared by Whitestone Associates, Inc., consisting of 42 pages, dated March 27, 2018.

9.0 Applicant / Owner / Professionals

- 9.1. **Applicant/Owner:** Princeton Promenade, LLC, 1115 Howell Mill Road, NW, Suite 360, Atlanta, GA 30318.
- 9.2. **Owner (Lot 57):** Princeton Aero Corp., 41 Airpark Road, Princeton, NJ 08540. Telephone: 609.921.3100.
- 9.3. **Attorney:** Eric S. Goldstein, Esq., Nehmad, Davis & Goldstein, P.C., 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234. Telephone: 609.927.1177. Email: egoldstein@ndglegal.com.
- 9.4. **Engineer:** Bradford A. Bohler, P.E., Bohler Engineering, 35 Technology Drive, 2nd Floor, Warren NJ 07059. Telephone: 908.668.8300. Fax: 908.754.4401. Email: bbohler@bohlereng.com.
- 9.5. **Architect:** Andrew Dorin, AIA, Massa Multimedia Architects, 3297 Route 66, Neptune, NJ 07753. Telephone: 732-898-7880. Email: ADorin@MMA-Architects.com.



10.0 Summary

The applicant is seeking amended preliminary and final major site plan and subdivision approval for Phase 1 and final major site plan approval for Phase 2 for the previously approved planned shopping complex and single family homes. The previously granted variances and design exceptions continue to apply to the application.

Based on our initial review of the amended site plan application, the following new variances and design waivers are required or may be required, depending on the additional information submitted by the applicant. This list is not exhaustive and may be augmented by analysis performed by other Board professionals.

- a) Variances Required
 - §16-6.5.h.11(a)(3) Building Length with Access to Rear Parking Lot
 - §16-5.1.1.5(g) Stormwater Pipe Sizes
 - §16-5.3.b.1 Dog Park Fencing Height
 - §16-5.8.a Off-Street Parking Screening
 - §16-5.8.a.3 Parking Area Landscaping
 - §16-5.8.c.6 Driveway and Parking Area Grading
 - §16-5.14a.3(a) Street Curbs and Sidewalks
 - §16-5.14a.3(b) Street Curbs and Sidewalks
 - §16-5.14a.3(c) Street Curbs and Sidewalks
 - §16-5.14a.3(d) Street Curbs and Sidewalks
 - §16-5.14a.6 Street Curbs and Sidewalks
 - §16-5.14c.3 Street Curbs and Sidewalks
- b) Design Exceptions
 - §16-5.8.a.2 Loading Area Screening
- c) Outstanding Planning Related Conditions of PB-05-21
 - Condition 5 – Compliance with the Township’s EV Charging Ordinance
 - Condition 8 – Remaining 5 single-family lots to be included in Phase 2
 - Condition 12 – Current List of Owner’s within 200’ of Property

Please do not hesitate to contact this office with any questions.

Christopher J. Noll, PE, CME, PP
President & CEO

Barbara J. Fegley, AICP, PP
Sec./Treas. & Sr. Vice President

William H. Kirchner, PE, CME, N-2
Vice President



Rakesh R. Darji, PE, PP, CME, CFM, Vice President
Harry R. Fox, NICET III, CPSI
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Joseph P. Orsino, Jr. CET
Marc H. Selover, LSRP, FG
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

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

Date: June 20, 2022
55053 07

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

RE: Princeton Promenade, LLC
Montgomery Promenade
Amended Preliminary and Final Major Site Plan w/ Subdivision for Phase I
Final Major Site Plan for Phase II
Application #PB-05-21
CR 518 and US Highway 206
Block 34001, Lot 46.01, 56, 57, 77, 78 and 79
Township of Montgomery
Somerset County, New Jersey

Our office has reviewed the plans submitted for an Amended Preliminary and Final Major Site Plan with Subdivision Plan, Phase 1 application for the Montgomery Promenade project. In addition, with this application, the applicant is seeking approval for a Final Major Site Plan for Phase 2.

The applicant has previously received approval for a mixed used commercial and residential development consisting of 14 building on 53.55 acres. The project consists of a 34 single family home development on Road "A" (private road) and several commercial buildings of various sizes (Buildings "A" through "Q"). Building "B" is proposed to be a bank with drive-thru, building "D" is proposed to be a daycare, Building "E" is proposed to be a Grocery Store and other retail, Building "Q" is proposed to be a 66,6640 SF Theatre. All other buildings are proposed to retail or mixed used buildings of varying sizes. There is also a large "plaza" in the area of the Theatre. The applicant proposes to construct Building A through L and other site improvements including parking, storm and sanitary sewer, other utilities, lighting, landscaping, etc. as part of Phase 1. Buildings M through Q are proposed to be constructed as part of Phase 2. In the interim period between construction phase 1 and phase 2, the applicant proposed a park-like area where Buildings M through Q are proposed.

The following documents have been submitted to this office for review in support of this application:

1. Land Development Application, dated April 29, 2022.
2. Checklist for Preliminary Major Plats and Preliminary Major Site Plans, dated June 15, 2022.

3. Amended Preliminary & Final Site Plan Phase 1 and Final Major Site Plan Phase 2, as prepared by Bohler Engineering, dated 06/03/2016, revised through June 15, 2022 (or as noted below), consisting of the following:

Plan
C-101 Cover Sheet
C-102, Overall Site Plan, Phase 1
C-103, Overall Site Plan, Phase 3
C-104, Overall Exist. Conditions & Environmental Constraints
C-105, General Notes Sheet
C-201, Overall Demolition Plan
C-202-C-205, Demolition Plan A, B, C & D
C-301-C-305, Site Plan A, B, C (Phase 1), C (Phase 2) & D
C-306-C-310, Striping & Signage Plan A, B, C (Phase 1), C (Phase 2) & D
C-401, Overall Grading Plan, Phase 1
C-402, Overall Grading Plan, Phase 2
C-403-C-411, Grading Plan A, B, C, D (Phase 1), D (Phase 2), E, F (Phase 1), F (Phase 2) & G
C-501, Overall Drainage Plan, Phase 1
C-502, Overall Drainage Plan, Phase 2
C-503-C-511, Drainage Plan A, B, C, D (Phase 1), D (Phase 2), E, F (Phase 1), F (Phase 2) & G
C-512, Overall Utilities Plan, Phase 1
C-513, Overall Utilities Plan, Phase 2
C-514-518, Utilities Plan A, B, C (Phase 1), C (Phase 2) & D
C-601, Overall Soil Erosion Plan
C-602 – C-605, Soil Erosion & Sediment Control Plan, A, B, C & D
C-701, Overall Lighting Plan, Phase 1
C-702, Overall Lighting Plan, Phase 2
C-703 – C-707, Lighting Plan A, B, C (Phase 1), C (Phase 2) & D
C-708, ATM Lighting Plan
C-709 – C-710, Lighting Details
C-711, Overall Landscape Plan, Phase 1
C-712, Overall Landscape Plan, Phase 2
C-713 – C-721, Landscape Plan, A, B, C, D (Phase 1), D (Phase 2), E, F (Phase 1), F (Phase 2) & G
C-801, Overall Cross Section Plan
C-802 – C-803, Roadway Cross Sections
C-804 – C-808, Road Profiles A, B, C, D & E
C-809 – C-812, Sanitary Sewer Profiles
C-901, Site & Erosion Detail Sheet A
C-902, Site & Signage Detail Sheet B
C-903 – C-904, Site Detail Sheet C & D
C-905 – C-907, Stormwater Details Sheet A, B & C
C-908 – C-909, Utility Detail Sheet A & B
C-910 – C-911, Water Quality Detail Sheet A & B

L-101, Nature Park Materials Plan
L-102, Nature Park Dimensions Plan
L-103, Nature Park Landscape Plan
L-104, Open Space D & E Materials Plan
L-105, Open Space D & E Dimensions Plan
L-106, Open Space D & E Landscape Plan
L-107, 1-Acre Park Materials Plan
L-108, 1-Acre Park Dimensions Plan
L-109, 1-Acre Park Landscape Plan
L-201 – L-203, Detail Sheet

4. Stormwater Management Facility Operations and Maintenance Manual, prepared by Bohler, dated October 2017, revised to April 2022.
5. Stormwater Management Report, prepared by Bohler, dated February 2012, revised to April 2022.
6. Major Subdivision Plat, Montgomery Promenade, prepared by Control Point Associates, Inc., 2 sheets, dated November 9, 2017, revised to October 18, 2018.
7. ALTA/NSPS Land Title Survey, prepared by Control Point Associates, 6 sheets, dated November 11, 2021.
8. Geotechnical Report, prepared by Whitestone Associates, Inc., dated March 27, 2018.
9. Site Plan, Signage Locations, 6 sheets, prepared by MMA, dated April 29, 2022.
10. Elevation Plans, 25 sheets, prepared by MMA, dated April 29, 2022.

General Information

Applicant: Princeton Promenade, LLC
1115 Howell Mill Road, NJ
Suite 360
Atlanta, GA 30318

Owner: Lot 57 (Lots 46.01, 56, 77, 78, 79)
Princeton Aero Corp. Princeton Promenade, LLC
41 Airport Road 1115 Howell Mill Road, NJ
Princeton, NJ 08540 Atlanta, GA 30318

Attorney: Eric Goldstein, Esq.
Nehmad, Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234
egoldstein@NDGlegal.com

Engineer: Bradford A. Bohler, PE
Bohler Engineering
35 Technology Drive – 2nd floor
Warren, NJ 07834
908-668-8300
bbohler@bohlereng.com

Architect: Andre Dorin
 Massa Multimedia Architects
 3297 Route 66
 Neptune, NJ 07753
adorin@mma-architects.com

Zoning

This project is a planned shopping complex and commercial development. It is located within the §16-4.6 (REO-1, REO-2, REO-2) and §16-6.5h, Planned Shopping Complex zoning districts.

Zoning Chart

Chapter XVI – Land Development - Section 16-6.5h –Planned Shopping Center

	Requirement	Proposed	Compliance
Min Lot Area	50 AC	53.55 Acres	C
Max First Floor FAR	.175	0.124	C
Max 1 st and 2 nd Floor FAR	.175	0.124	C
Max footprint	Theater – 70,000 SF Hotel/Supermarket – 70,000 SF	66,640 SF 41,772 SF	C
Min Building Setback to Residential	100 FT	70.2 FT	Variance
Min Building Setback to other lot lines	50 FT	51 FT	C
Max Building Height	35 FT	<35 FT	C
Max Building Height w/Decorative elements	50 FT	<50 FT	C
Max Building Height, Theater	55 FT/4 stories	<55 FT	C
Min Separation between non-residential buildings	20 FT	20 FT	C
Min Promenade Length	750 FT	1,100 FT	C
Min Promenade Sidewalk width at storefronts	20 FT	20 FT*	C
Min Size of Plaza	25,000 SF	26,881 SF	C
Parking Requirements			
Min Stall Size	9FTx20FT	9FTx20FT	C
Min Aisle Width	90° – 24 FT 60° – 18 FT Parallel – 12 FT	24 FT 18 FT 12 FT	C C C
Loading	1 space/building or group of buildings	5 (3 previous variance)	C
Parking Spaces	1,477 spaces	1,495 spaces	C
Min distance to Parking Area w/in promenade ²	Front - 12 FT Side – 10 FT Rear – 10 FT	6 FT 6 FT 10.5 FT	C C C
Max length of building with rear parking access	250 FT	245.3 FT	C
Min tenant area	750 SF	>750 SF	C
Max tenant area	25,000 SF	<25,000 SF	C

Max # tenant areas @ 25,000 SF	5	2	C
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* - See variance section, comment #2 below.

² – A prior approval permitted the minimum distance to be 5 feet. Thus this application complies.

Chapter XVI – Land Development - Section 16-6.5h-12 –Single Family

(Minimum Requirements Unless otherwise noted)			
Lot Area	7,000 SF	7,000 SF (min)	C
Lot Frontage	60 FT	60 FT (min)	C
Setback Requirements			
Front Yard	20 FT	TBD*	
Side Yard (each)	10 FT	TBD	
Rear Yard	30 FT	TBD	
Min Reverse Frontage	50 FT	TBD	
Max FAR	55%	TBD	
Max Lot Coverage	55%	TBD	
Max Building Height	32 FT	TBD	
Max Garage Height	22 FT	TBD	
Accessory Building			
Front Yard	5 FT	TBD	
Distance to Rear Lot Line	10 FT	TBD	
Distance to other building	5 FT	TBD	

* To Be Determined

Variances

- From §16-6.5H.11a(5), which states that the minimum building setback from a residential property line is 100 FT. Building E is proposed to be 70.2 FT from the residential property line with proposed Lot 20. A variance will be required.
- From §16-6.5H.3(h)(2)(vi), which states that the minimum sidewalk with adjacent to store fronts is 20 FT. While the minimum width provide is 20 FT, the use of site amenities such as landscaping reduces the width available in certain locations to less than the required 20 FT. A variance will be required.

Waivers

- From §16-5.3b which states that no fence or wall shall be over 4 feet in height in the front, rear or side yards.
 - An 8-foot-high round top stockade fence is proposed east of residential Lot 20.
 - A 6-foot-high board on board fence is proposed along the perimeter of the proposed northern residential lots.
 - A 5-foot-high aluminum fence is proposed at Building D. (This should be clarified, as the list of waiver states that a 6-foot-high fence is proposed.
 - In addition to the aluminum fence, a split rail fence of unknown height is proposed at Building D. The height of this fence should be provided to determine if a waiver is required.
- From §16-5.8.a.1 which states that a screen planting, berm, fence, wall or combination shall be provided between off-street parking areas and a lot or street line. The applicant is proposing no screening at Building A and C along NJ State Highway Route 206.
- From §16-5.8.a.3 which states all loading areas shall be landscaped and screened sufficiently to obscure the view of parked vehicles. There is no screening provided east of Building A.

General Comments

1. We defer to the Board Planner for a summary of the background and history of this project.
2. We defer to the Board Planner to enumerate the previously granted and currently requested relief.
3. The applicant should provide testimony regarding the following:
 - a. Days and hours of operation of the proposed uses. The plans should that hours are generally 5AM to 2AM. Clarify which operations are early morning opening and late closing and if there will be any impact to the proposed residential phase.
 - b. Anticipated number of employees per shift.
 - c. Operation of the proposed parking valet.
 - d. Delivery schedules and types of vehicles anticipated.
 - e. Trash and recycling schedules. In addition, testimony should be provided on the ease of accessing the proposed trash enclosures/trash compactors for the proposed tenants. It is noted that a proposed trash compactor is located approximately 180 FT from its closest building (Building N).
4. The Applicant should provide testimony as to the status of compliance with all conditions of the prior approvals for this project.
5. The applicant should provide testimony regarding the status of all outside agency approvals.
6. The plans reference a truck turning exhibit and an easement exhibit. These exhibits are not included in the plan set provided. The applicant should provide these exhibits to the Board Professionals for review.
7. General Notes, Sheet C-102, states that part of Road A connects to Georgetown-Franklin Turnpike. The plans depicted that Road A ends prior to Georgetown-Franklin Turnpike and that access to the proposed Road A is from 2 intersections with Nevius Blvd. This note should be clarified as to the intent.
8. Compliance with the recently passed state legislation regarding Electric Vehicle Charging should be addressed by testimony. The applicant has proposed 10 EV spaces for Phase 1; an additional 2 spaces will be provided with the improvements of Phase 2. As this is a mixed-use project, 15 percent of the required off-street parking spaces should be Make-Ready sparking spaces. The proposed requires 1,495 spaces for Phases 1 and 2, thus a total of 225 spaces would be required, with 75 spaces fully operational. The remaining make-ready spaces would be installed as follows: 75 spaces within 3 years and the final 75 spaces within 6 years.

As this project has had a prior approval, this office defers to the Board Attorney for further comment regarding the required Electric Vehicle Charging spaces for this amended approval application.

9. It is noted that grading/swales are proposed to be constructed on Lot 46. This lot is not a part of the application. The applicant should provide testimony regarding easements/ agreements with property owner required for access, construction and maintenance of this portion of the project.
10. In addition to work on Lot 46, the Demolition plan shows that the Limit of Disturbance extends to Lot 80, which is not included in this application. The applicant should provide testimony regarding easements/ agreements with property owner required for access, construction and maintenance of this portion of the project.
11. The applicant should provide testimony regarding the proposed construction trailer. It should be clearly noted that parking is proposed and if temporary asphalt will be place or if parking is to be gravel. Testimony should also be provided regarding any utility requirements for the trailer such as water and bathroom facilities. These should be depicted on the plan.

12. The zoning chart should be updated to reflect the variance requested for building to property line setback.

Existing Conditions / Environmental Constraints

13. Verify the call-out location for Block 34001 Lots 46.01 and Lot 46.
14. Depicted the wetlands and wetlands on the plans. The Township Critical Area maps show wetlands on Lot 77.

General Notes

15. The testing requirements note heading should be updated to reflect the current date of the Testing Requirements chapter of the NJ BMP manual. Any notes that may have changed as a result of the 2022 update should be updated on the plans.
16. Infiltration Basin Construction notes should be updated to provide notes for Large Scale and Small-Scale infiltration basins.
17. The list of reference materials should be revised to include updated revision dates.
18. SWPP notes state that the on-site stormwater pollution prevention plan shall be in compliance with EPA requirements for sites with one acre or more of disturbance for construction activities, unless the local municipality is more stringent. Note that Montgomery Township's disturbance requirements are for disturbances of ½ acre or more.
19. The Sequence of Construction should be updated to reflect the current application. There a Phase 3 listed, and this application does not depict a Phase 3 as part of the Phasing Plan.

Site Plan

20. It appears there is a proposed sign located at Nevius Blvd and Georgetown Franklin Turnpike. This sign should be labeled.
21. The sidewalk on the south side of Nevius Blvd should be labeled.
22. There are 2 types of circles depicted on the plan which should be labeled or removed.
 - a. Small circle in the front of each proposed home (sanitary sewer cleanout).
 - b. Larger circle along the south side of Nevius Blvd within the ROW.
23. Numerous dashed lines are depicted within the ROW of Road A. These lines should be identified.
24. Lots 6 through 20 depict a 30 FT proposed rear frontage buffer along with a 20 FT sanitary easement.
 - a. The proposed rear frontage buffer should be 50 FT. The plan should be revised to show the correct buffer.
 - b. A fence is proposed with in the sanitary easement. It should be noted that this fence should not impeded access to the sanitary line within the easement for any maintenance that may be required.
25. The callout for the 8 proposed preferred parking spaces should be depicted on the plan.
 - a. The applicant should provide testimony regarding the purpose of these proposed spaces.
 - b. Signage and striping should be depicted, either on this plan or on the striping and signage plan.
26. The spacing of the illuminated bollards at the front of Building E should be provided
27. A turning template should be provided at the dead-end parking area, south of Building D, to demonstrate that vehicles can turn around safely should all spaces be occupied.

28. The plan depicts an 8FT tall round top stockade fence. The gate should be labeled. The applicant should provide testimony regarding the use of this fence, if it will be locked and who the user of the fence will be.
29. The applicant should testify if a gate is proposed on either the split rail or aluminum fence at the daycare (Building D).
30. The fence and retaining wall at the perimeter of Building D should be dimensioned to the property line.
31. The fence along the basin perimeter should be dimensioned to both Georgetown Franklin Turnpike, Bolmer Corner and the property line with Lot 80.
32. The fence along the southern most basins should be dimensioned to the parking lot.
33. It appears that the fence, emergency spillways and Outlet structure is located on the Princeton Airport property. The plans should provide the block and lot numbers on all adjoining properties to determine if this lot is part of the application.
34. The bike trail path (C-303) should be hatched to identify its extents.
35. The parallel parking spaces should be dimensioned.
36. The proposed loading space at Building J appears to be a sidewalk. Additional detail should be provided, including striping to show the extents of this loading area.
37. Dimension the following sidewalk areas:
 - a. The sidewalk and ramp area at the front of Building K should be dimensioned.
 - b. The sidewalk to the south of Building P should be dimensioned.
 - c. The sidewalk at the rear of Building Q.
 - d. The sidewalk east of Building M.
38. The dog park should be dimensioned to the parking lot.
39. The proposed loading area at Building H should be dimensioned.
40. The loading area at Building A should be labeled.
41. The 4 angled spaces east of the proposed bank (Building B) do not appear to be accessible as there is no by-pass lane proposed. At least 2 of the spaces are not accessible even from those using the drive through if these vehicles would need to wait for additional services. Testimony should be provided for the use of these spaces.
42. Clarify if the proposed canopies east of Building N are to be constructed as part of Phase 1 or Phase 2.
43. The types of crosswalks should be labeled. The crosswalks at the promenade are appear different that those at the traffic circle, which are different that those provided at Building E.
44. The sidewalk along Georgetown Franklin Turnpike should be dimensioned to the property line.
45. The proposed valet area should be dimensioned. The applicant should provide testimony regarding the use of this area and if parking spaces will be signed for valet use only. In addition, testimony regarding how this location will affect traffic circulation at the promenade.
46. The proposed door at Building A (west side, southern door) appears as if its use may impact the proposed ramp. Clarify if the spacing available will allow pedestrian use in this area.

47. The limits of the material for the bicycle path and the driveway to the basin access should be depicted if these 2 uses proposed different material.
48. South of Building L, there are 2 angled parking spaces. These spaces may be difficult to maneuver due to their location at the drive aisle turn.
49. There are 8 spaces to the west of Building A, four of which back onto a drive aisle.

Grading/Drainage/Utilities

50. Review the grading at the bollard area in the front of Building E. The slope appears to be 9.6% which does not meet ADA requirements.
51. There is a TC (150.71)/G(150.38) at the front of the southern most proposed tenant for Building C. The extent of this curb should be identified. It appears there is not building access if a pedestrian turns right from the parking lot.
52. There is a grade of 142.04 to the southeast of Building D. This should be reviewed and the plans revised accordingly.
53. There is a proposed retaining wall at Building D. It appears that the high side of the wall is on its south side, along Georgetown Franklin Turnpike. The applicant should discuss the constructability of the wall as it appears to be located on the property line.
54. Grading for the proposed asphalt trail extends onto Lot 49.
55. There is a spot grade of 142.77 located on the sidewalk in the parking island south of Building L. This should be reviewed and the plans revised appropriately. The proposed slope is >15%.
56. The proposed secondary monument sign is located adjacent to the proposed basin spillway. Spot grades for the corners of the sign should be provided. Testimony should be provided to discuss any proposed impacted the footings for this sign may have on the spillway.
57. There is a proposed grass swale on Lot 49, which is not one of the lots included in this project. The applicant should discuss the ownership and maintenance responsibilities of the swale.
58. Proposed E-11 inlet is located in the loading area of building E. The grated elevation is 149.80. It appears that this elevation is higher than the spot grade at the bottom of the incline. This should be checked and the plans revised accordingly.
59. Sheet C-507 shows manholes for the roof runoff collection. There are no pipes depicted the collection system for the roof.
60. The sanitary laterals are not depicted for the buildings. Information should include inverts and cleanouts with inverts.
61. The applicant should provide proof of service for the single family homes and buildings for the project from the Montgomery Township MUA.

Stormwater Management

62. Since the project disturbs more than 1.0 acres of land and results in greater than 0.25 acres net increase in impervious coverage, it is classified as a major project for the purposes of stormwater management and must comply with the requirements of NJAC 7:8. The project must meet the following requirements:

- a. Address the rate and volume of runoff from the project site. This may be done in one of three methods as outlined in NJAC 7:8:
 - i. Reduce the peak rate of runoff from the project area by 50%, 75% and 80% for the 2- year, 10-year and 100-year storms, respectively, or
 - ii. Demonstrate that the rate of runoff for the project is not increased from the predeveloped condition at any point along the post-developed condition hydrograph; or
 - iii. Demonstrate that the peak 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 reduce the peak rate of runoff accordingly with four detention basins. Basins #1 and #2 are classified as a Class IV dam by the NJAC. Basin #4 provides a sand bottom.

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

The applicant is proposing to utilize First Defense High Capacity and Downstream Hydro-International water quality units to achieve 50% TSS removal. The detention basins are designed for extended detention. Used in series, the extended detention and WQUs will achieve the required 80% TSS removal.

- c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed. Infiltration basins are proposed and the permeability rates are suitable for satisfying groundwater recharge requirements.

Groundwater recharge requirement will not be met due to low on-site permeability rates. None of the post development recharge deficit will be attained.

- d. Green Infrastructure
Basins #1, #2 and #3 are proposed to be provided with planting to function as bioretention systems. A pervious paving system is proposed along with grass swales.

63. Spillways

- a. All spillways should be labeled.
- b. The chart on the Sheet C-906 should be updated to reflect the correct column for the Emergency spillway elevation. Column “E” provides the correct information for the elevations, yet a note on the detail states that the emergency spillway elevation is column “D”.

64. The chart on Detail 1, Sheet C-905 should be revised. The diameter shown in the Stormwater management report and on the plans for Rip Rap #5 is 36”, where the table depicts 30”. Review and revised as appropriate, including updating any rip rap calculations in the stormwater management report.

65. The chart for the Outlet Structure with Wingwalls, Detail #5 on sheet C-906 for the proposed weir dimensions, specifically for Outlet structures #4 and 2A.

66. Review the data for the various storm elevations for each basin. The information provided on the plan and basin details does not correspond with what is shown in the Stormwater Management report.

67. It is recommended that basins be identified on all plans (site, grading, drainage, etc.) for ease of identification.

68. Basin #4 with the surface sand filtration depicts “perforated” underdrain (sheet C-504), whereas detail #1 (Sheet C-907) identifies this as a non-perforated pipe. Detail #2 (Sheet C-907) also indicates this is perforated pipe. This discrepancy should be reviewed and the plans revised accordingly.

69. The basin #4 depicts an underdrain perforated pipe. The diameter of the pipe should be shown.

70. Water Quality Units

- a. It is noted that the NJ DEP approval for this unit expires on June 30, 2022. The applicant should provide the latest approval letter for use of this product for TSS removal.
- b. The drainage plan should provide additional details for the piping of these units to confirm that what is depicted within the details can be constructed on-site.

71. It is recommended that the location of concrete encasements/haunching be provided on the utilities plan.

72. Relocate the callouts for the basin to the north of Building C for legibility.

73. The rip rap to the east of the proposed bicycle path should be identified.

74. The location of all test pits performed should be depicted on the drainage plans.

75. Detention basin #4's access drive ends at the 140 contour, the basin bottom is at 139. The foot difference should be resolved.

76. The diameter of the underdrain for the porous pavement should be provided.

77. Seasonal high-water table of the porous pavement areas should be depicted.

78. The concrete swale should be labeled.

79. Testimony should be provided regarding the design of the porous pavement with the sanitary line running directly below the pavement. The distance between top of pipe and bottom of stone and if there are any consideration for a concrete encasement has been discussed.

80. The southernmost basin drains through headwalls with rip rap onto the property to the south of the project. Spillways are located off site as well. Provide testimony regarding the ownership and responsibility of the basin and its structures.

81. Regular and effective maintenance is crucial to ensure effected performance of the stormwater management measures. The applicant has submitted a stormwater maintenance report for review and approval. We have the following general comments:

- a. The stormwater management maintenance plan and any future revisions should be recorded upon the deed of record for the property. This deed restriction should be prepared and forwarded to the Township Engineer for review and approval and should require the owner to maintain stormwater facilities in a manner satisfactory to the Township. The following restrictions should be incorporated.
 - i. The deed restriction should provide that in the event that the responsible party fails in its maintenance obligation, the Township has the right, but not the obligation, to enter upon the property to perform the necessary maintenance at the responsible party's expense.
 - ii. The deed restriction should provide that maintenance is required and must be documented. Completed checklists must be sent to the Township by December 31 annually, but if an item or items is/are identified as "urgent", the checklist must be shared with the Township immediately.
- b. The report must be reviewed and approved by the Engineer's office prior to signature of final plans. In addition, the Designated Inspectors List must be completed prior to signatures of the final site plan.

- c. The final report should include the final grading, utility, and associated storm details plan in the appendix.

Landscaping

- 82. The applicant has provided a tree removal table. The total number of trees should be quantified.
- 83. It appears that tree removal is proposed on Lot 46. Testimony should be provided as to any tree compensation on this Lot, which is not part of the application.
- 84. We defer to the Board's Landscape Architect and Planner for further comment on the Landscaping and Lighting plans.

Subdivision Plan

- 85. The plan should be based on a property survey. The plan shows a reference to an ALTA survey revised to 11/18/05, but there are no notes indicating that this plan is based on that survey. The survey that we received to review is dated 11/11/20, three years after the Subdivision Plat.
- 86. Widths of traveled way are not shown.
- 87. The following items are required by Title Recordation Law:
 - a. Bearings and curve data are not shown on easements that affect the site.
 - b. The coordinate base shall be shown on the plan.
 - c. All permanent easements shall be shown and dimensioned.
 - d. Show technical design controls including minimum street widths, lot areas and yard dimensions.
 - e. Have the street names and lot numbers been approved by the Township?
 - f. Certification by Municipal Clerk that the municipality has approved the streets and street names.
 - g. Certification by Municipal Clerk or Planning Board Secretary that the proper authority has approved this map, that it complies with the Map Filing Law and the date that the map is required to be filed by.
- 88. There are no general notes on the plan explaining where the boundary information or any of the plan information came from. There are filed map numbers noted in plan notes but are not referenced.
- 89. Sheet 1 shows the outbound information but some of the outbound corners are only shown on sheet 2.
- 90. The surveyor's certification states that "this map and land survey dated 11/09/2017". The referenced survey is revised to 10/09/17. The survey that we received to review is dated 11/11/20.
- 91. Is Road A, a private road? The 50.06' dimension shown on sheet 2 is incorrect; it should also be noted as 50' R.O.W not variable. It should also be monumented per the Recordation Law.
- 92. Is the existing public roadway, utility emergency access and temporary construction easement that runs through Lots 1, 2, 3, 4, 5, 34 and 37 to be removed?

93. Since there seems to be are private right of ways and common areas that are shown as separate Tax Lots, who will own and be responsible to maintain them?
94. Any variances or wavers that may be required for subdivision approval should be noted.
95. Please provide a map check printout for each new lot and R.O.W.
96. The surveyor's certification states that the corners markers shown have been found or set. The plan indicates that the monuments are "to be set". The certification should be corrected.
97. The southeasterly R.O.W. for Nevius Blvd. is missing bearings, distances and curve data.
98. What part of the site is affected by the airport safety zone. Where is the airport safety zone line from and how does it affect the site?
99. Should the 50' side yard setback in Lot 1, Block 34009 along Nevius Blvd be a front yard setback?

Permits and Approvals

100. The applicant shall secure any and all other approvals, permits and licenses required by any other Board, agency or entity having jurisdiction over the subject application or over the subject property:
 - a. Somerset County Planning Board
 - b. Montgomery Township Fire Marshal
 - c. Montgomery Township Sewer Authority
 - d. Somerset Union Soil Conservation District
 - e. NJ DOT Highway Access
 - f. FAA
 - g. NJ DEP
 - h. Any and all others as required.

Administrative

101. We reserve the opportunity to make further comments should additional information be provided.
102. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professionals.

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

RDD/mbs

Cc: Brad Bohler, PE, Applicant's Engineer (bbohler@bohlereng.com)
Andrew Dorin, Applicant's Architect (adorin@mma-architects.com)
Eric Goldstein, Esq., Applicant's Attorney (egoldstein@ndglegal.com)
Mark Herrmann, (mherrmann@montgomerynj.com)
Lori Savron, Township Planner, (lsavron@montgomerynj.com)
James Clavelli, Board's Planner (clavelli@cchnj.com)
Jonathon Drill, ESQ, Board's Attorney (jdrill@sksdllaw.com)
Ann Bell, Township Zoning Officer (abell@montgomerynj.com)

LAUREN A. WASILAUSKI
Open Space Coordinator



**PARKS & RECREATION
OPEN SPACE**

356 Skillman Road
Skillman, NJ 08558
Phone: (609) 466-3023

E-Mail:
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MEMORANDUM

To: Site Plan/Subdivision Committee
From: Lauren A. Wasilauski, Open Space Coordinator
Date: June 22, 2022
Re: PB-02-22: Princeton Promenade, LLC
Block 34001 Lots 46.01, 56, 57, 77, 78 & 79
Amended Preliminary & Final Major Site Plan – Phase I
Final Major Site Plan – Phase II

This office has reviewed the “Amended Preliminary & Final Site Plan Phase 1 and Final Major Site Plan Phase 2 for Princeton Promenade, LLC” (last revised 6/15/2022), prepared by Bohler Engineering, and offers the comments below.

A. Application Overview

1. The site is approximately 53.52 acres located on the southwest corner of State Route 206 and Somerset County Route 518.
2. The site is currently vacant, and part of the property is in agriculture. There were commercial buildings on the site, which were previously demolished.
3. The applicant is proposing a mixture of commercial/retail space and 34 single family residential homes. Appurtenances such as parking, access roadways, lighting, landscaping, utilities and stormwater management are also proposed.
4. The applicant is proposing to develop Phase 2 of the project as a passive recreation area with a 10' wide concrete walking path and landscaping. The applicant has described this as a temporary measure while they evaluate the commercial/retail climate.

B. Sidewalks & Pedestrian Circulation

1. The applicant proposes to develop the Phase 2 area of the project for passive recreation, including a looped pathway system. The pathway is proposed as 10' wide, and to be constructed of concrete.

- a. This office supports the inclusion a wide path to facilitate use by a number of users.
 - b. This office defers to the Board Engineer for review of the specification of the path.
 - c. Benches should be added along this recreational pathway to provide opportunities for rest and relaxation. Preferably, some of the benches should be located under the proposed shade trees.
2. A sidewalk or paved pathway should be added to connect the end of the bike lane to the southwest corner of the property to meet the pathway and bike station.
 3. The applicant should indicate the location of the existing NJ Transit bus stop at the northeast corner of Route 206 and Benjamin Boulevard at Princeton North Shopping Center (35005/9) to assist the Board in determining pedestrian movements in and around the site.

C. Landscaping & Tree Planting

1. Township Code Section 16-5.6d.3 requires 14 trees per acre on non-residential lots.
2. Street trees are required at fifty foot (50') intervals per Township Code Section 16-5.6.d.15.
3. The applicant is proposing the following:
 - 253 shade trees
 - 175 street trees
 - 78 ornamental trees
 - 370 evergreens
 - 535 buffer trees (mix of evergreen, ornamental & deciduous)
- a. The ordinance requirement is 750 trees (53.55 acres x 14 trees/acre), and the applicant is proposing 627 trees (shade trees + ornamental + 80% credit evergreen).
 - i. This office defers to the Board Landscape Architect to evaluate this calculation. Typically, applicants are credited only 50% for evergreens toward the shade tree requirement.
- b. The applicant indicates a deficiency of 123 trees to meet the ordinance requirement for shade trees, and proposes a contribution to the Township Tree Bank of \$25,620.
 - i. This calculation is based on 122 trees, not 123 trees.
 - ii. This office defers to the Board Landscape Architect to verify the applicant's representation of the value of trees at \$210 each. Township Code Section 14-3.9 states the Tree Bank value is calculated based upon 2.5 times the wholesale cost of the tree.

4. All plant materials must include a two (2) year guarantee as required by Township Code Section 16-5.6.d.10. This requirement is satisfied by the notes on sheet C-713.
5. This office defers to the Township Landscape Architect and the Shade Tree Committee to comment on proposed species.
6. No trees or shade structures are proposed for the outdoor play around at Building D – a proposed daycare facility. This office encourages the applicant to provide shade tree plantings in this area and/or a shade structure.
7. The inclusion of meadow mixes for the Phase 2 areas is appreciated over mowed grass. This will provide habitat for pollinators, and encourage increased groundwater recharge (see graphic below).
 - a. This office defers review of the proposed meadow mixes to the Board Landscape Architect.



Image courtesy of: <https://www.fairfaxcounty.gov/news/think-spring-gardening-growing>
Traditional turf grass (far right) has a very shallow root structure and does not absorb as much stormwater as other native plants.

D. Site Amenities

1. As mentioned in item B1(c) above, the applicant should add benches around the proposed 10' wide concrete pathway in Phase 2.
2. Benches should also be added in the front of the movie theater building (Building Q).

3. Bike racks have been included in many locations. A bike rack should be added to the proposed movie theater building (Building Q).
4. Electric vehicle charging stations have been added at various locations throughout the site and this office supports this inclusion. The stations at the proposed movie theater building are a particularly good location, as the length of a movie is a good amount of time to charge a vehicle, without occupying the space for too long.
5. This office supports the inclusion of designated low emission vehicle parking spaces at the proposed grocery store (Building E).

E. Stormwater Management

1. This office appreciates the inclusion of porous pavement at various locations throughout the site in order to assist with stormwater management and to support groundwater recharge.



ENVIRONMENTAL COMMISSION

Municipal Building
2261 Van Horne Road (Route 206)
Belle Mead, NJ 08502

Phone: (908) 359-8211
Fax: (908) 359-2006

To: Montgomery Township Development Review Committee
From: Montgomery Township Environmental Commission
Re: Princeton Promenade PB-02-22
Date: June 2, 2022

1. The Environmental Commission recommends that the design and construction of this application be in keeping with LEED standards.
2. The lighting should be as low as possible while still providing enough illumination to safely navigate the site. Glare from excess lighting can be as detrimental to vision as much not enough light.
3. Where trees cannot be planted due to FAA regulations, shrubs should be planted.
 - a. All plantings should be native to New Jersey to provide habitat for birds and pollinators, with the possible exception of evergreen screening.
 - b. No invasive plants may be planted per Township Code Section 16-5.6d.5.
 - i. Euonymus wintercreeper is an invasive vine, and some members of the EC find it growing on our properties in places where it has not been planted. Please respect this local experience and find a replacement plant. We recommend the native Virginia creeper, if a vine is required. If not, golden ragwort and lyreleaf sage are beautiful, deer-resistant, evergreen, native groundcovers, based on our experience here in Montgomery, and Wildflower.org confirms that they grow in sun to shade.
4. We request that the public plaza include a substantial area of decking, to provide a surface for dancing, yoga, tai chi, etc.
5. The EC recommends that the stormwater control basin be a bio basin. We understand that the soil is somewhat impervious, and stormwater will not infiltrate to the groundwater aquifer. However, native plants have deep roots that can make the soil more porous if they are only mowed annually, and more porous soil can clean and sequester rainwater, which is used by the plants, and will contribute to bank flow into nearby streams, thereby reducing peak runoff.

Memorandum

To: Montgomery Township Planning Board

From: Richard Bartolone

Date: June 30, 2022

Subject: Princeton Promenade, LLC

Case: PB-02-22

Block 34001, Lots 46.01, 56, 57, 77, 78 & 79

Amended Preliminary and Final Major site Plan

As requested, this office has reviewed the submitted documents prepared by Bohler Engineering NJ, LLC dated 6/03/2016, last revised 6/15/2022 for the above referenced application. The landscape elements are well designed and documented. However, the following plant selection comments for both phase 1 and phase 2 are offered for your consideration.

1. Red Oaks and Pin Oaks have significant disease issues and typically do not do well in Montgomery Township. An alternate native shade tree species shall be substituted for the specified Red Oaks (*Quercus rubra*) and Pin Oaks (*Quercus palustris*).
2. There is minimal difference between the specified Dwarf Inkberry Holly (*Ilex glabra* 'Compact') and the specified 'Shamrock' Inkberry Holly (*Ilex glabra* 'Shamrock'). Both also tend to lose their lower leaves and become leggy with time. Considering the 117 specified Dwarf Inkberry Holly and the 161 specified 'Shamrock' Inkberry Holly compose 34.5% of all evergreen shrubs, it is recommended that fewer Inkberry Holly shrubs be specified, and additional species of evergreen shrubs be considered.
3. The Variegated Wintercreeper (*Euonymus fortunei* 'Emerald-N-Gold') is considered a highly invasive plant species and should not be specified. An alternate appropriate ground cover should be substituted in its place.
4. Anthony Watered Spirea (*Spiraea x bumalda* 'Anthony Waterer') is a cultivar of *Spiraea japonica*. It is a cross between *Spiraea albiflora* and *Spiraea japonica* and is considered an invasive species. An appropriate alternate ground cover species shall be substituted in its place.