



MEMORANDUM

Clarke Caton Hintz

Architecture
Planning
Landscape Architecture

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To: Montgomery Township Planning Board

From: Michael Sullivan, ASLA, AICP
James Clavelli, PP, AICP

Re: **Sharbell Building Company, LLC**
Amended Preliminary and Final Major Site Plan
Village Drive
Block 28009, Lots 1, 2 & 3
PMUD-2 Planned Mixed Use Development Zone, Area A-2

Date: September 1, 2023

1. Project & Site Description

1.1. Project Description: The application is for amended preliminary and final major site plan approval for the northernmost portion of the Sharbell development in the PMUD-2 A-2 subarea. The applicant previously received site plan approval, pursuant to Montgomery Township Planning Board Resolution #PB-01-18, on July 2, 2018 to develop a 147-unit residential development containing 107 townhouses and 40 apartments, two (2) Master Plan loop roads, parking, a children's play area, open spaces, stormwater management, lighting, signage, and other associated improvements pursuant to the Planned Mixed Use Development ("PMUD") optional development alternative.

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

The portion of the site containing the 40 apartments, originally Phase 1A of the three-phased plan, is what is proposed to be amended. The plan now proposes 20 units in two (2) stacked multifamily buildings. Additional changes include the removal of most of the surface parking, which has been replaced with fewer spaces, less impervious coverage, and driveways leading to rear loaded garages in each building. Where the previous proposal contained one (1) large building, there is now space with a courtyard and walking area in between the buildings. A concrete walk leading to six (6) individual entrances is now proposed on each building.

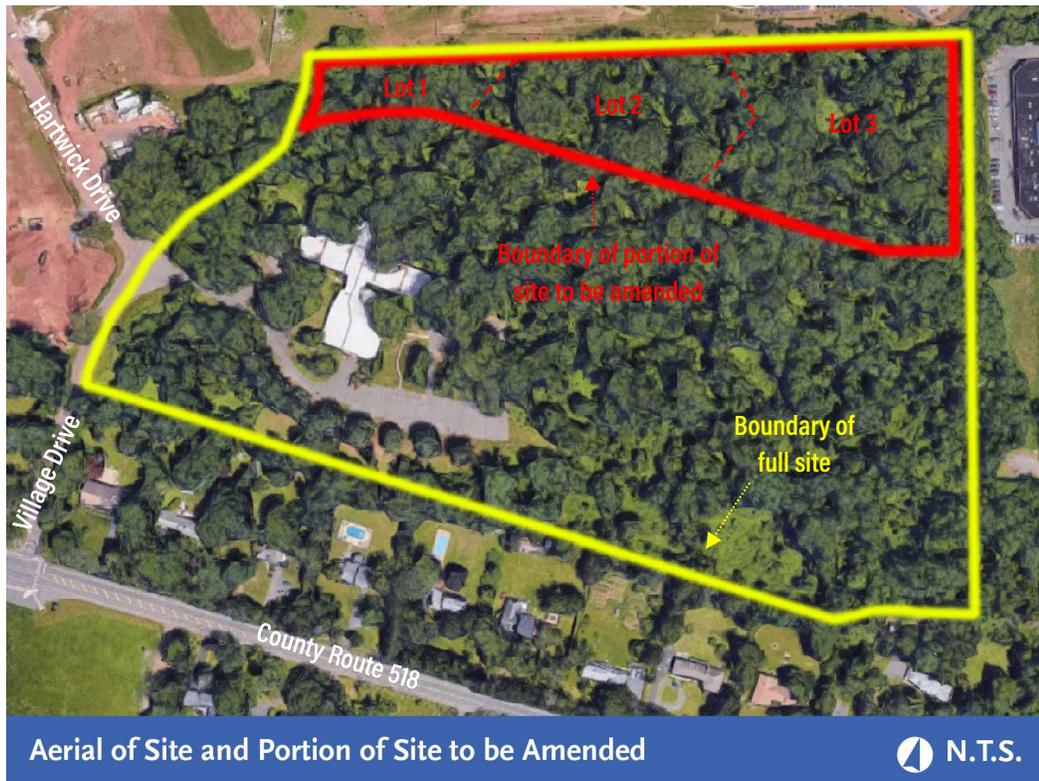
The 107 townhomes in the original approved site plan have been constructed. This report will only be concerned with the area of the amended portion of the plan and portions of the plan which are relevant to the amended portion.



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Clarke Caton Hintz

- 1.2. **Additional Relief Required:** Variances are required for the multifamily development being in two (2) buildings, rather than one (1), though this office interprets this as a “c” variance. Variance relief may also be required for lighting unless additional information can be supplied by the applicant.



- 1.3. **Existing Conditions:** The site consists of Lots 1, 2 and 3 in Block 28009 on Village Drive and across from the intersections with Sweetbay and Juniper Streets. The three lots encompass ± 5.9 (259,785.5 sf.) acres of the 26.076 acre site. The three lots combined are an irregular shape, widest at the eastern portion, and gradually narrowing going west along Village Road. Existing features include vacant land and two (2) stormwater management basins, one (1) to the east of the proposed stacked multifamily building, and one (1) to the west. The stormwater basins already receive runoff from the already built townhouses and will have water conveyed from the proposed multifamily dwellings. The site has already been cleared and prepared for development, with the approximate foot print of the proposed cleared and the remainder occupied by the two (2) basins and lawn.



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- 1.4. **Site Context:** The entirety of the development is located off County Route 518 via Village Drive. Within Village, Hartwick and Tamworth Drives are the already built townhouses. The portion of the site that is the subject of the amendment is on the North side of Village Drive. Surrounding uses include single-family dwellings to the south, a 100% affordable multifamily apartment building to the west, an apartment building and public open space to the north, and a shopping center with frontage on U.S. Route 206 to the east.

2. Zoning

- 2.1. **Permitted Principal Use(s) - Multifamily Dwellings:** *Permitted but with some variance relief required.* The plan partially complies. Pursuant to §16-6.5k.11(a)(2), multifamily apartment dwellings are permitted, which is the proposed use in the amended plan. The use, as indicated also states “40 multi-family apartment dwelling units (see Subsection 16-6.3 for additional standards) in one multi-family building.” This office takes the 40 multi-family unit requirement to be a maximum, even if not stated explicitly, and as such, 20 multi-family units is conforming. **The requirement for the multi-family units to be in one building does require relief, though it is the view of this office that this requires “c” variance relief.**
- 2.2. **Permitted Principal Use(s). Regional Stormwater Management Basin(s):** The plan complies. Pursuant to §16-6.5k.11(a)(4), regional stormwater management basins may be located on their own lots if they serve the tract and subareas. The plan complies. Lots 1 and 3 each contain a stormwater basin, both of which serve the tract and subarea. Additionally, while this portion of the tract is included in the amended site plan, Lots 1 and 3 are not proposed to be modified.
- 2.3. **Accessory Permitted Uses:** The plan complies. §16-6.5k.11(b) permits several accessory structures such as parking lots, fencing and open space uses such as benches, all of which are proposed by the applicant. The proposed accessory uses are permitted, the plan complies.
- 2.4. **Area & Yard Requirements.** The plan complies. §16-6.5k.11(c) identifies area and yard requirements for the entire tract. Regulations relating to tract size, density, open space and buffers from the R-1 zone are not impacted by the amendment, and so will not be reviewed. The following table indicates the project’s conformance with bulk standards for multi-family uses.



SHARBELL BUILDING COMPANY, LLC | AMENDED MAJOR SITE PLAN

Clarke Caton Hintz

Table 1: Bulk Requirements in the PMUD-2 (A-2) Zone ~ §16-6.5k.11(c)				
	Required	Existing	Proposed	Complies?
Multi-Family Use				
Min. Lot Size (square feet)	60,000	88,528	No change	Yes
Min. Lot Frontage (feet)	150	394	No change	Yes
Min. Lot Depth (feet)	85	170	No change	Yes
Max. Lot Coverage	35%	n/a	20%	Yes
Min. Front Yard (feet)	20	n/a	30	Yes
Min. Side Yard (feet)	30 ⁽¹⁾	n/a	10	Yes
Min. Rear Yard (feet)	50	n/a	84.8	Yes
Max. Building Height	3-4 stories/55 feet ⁽²⁾	n/a	3 stories/42.3	Yes
⁽¹⁾ Pursuant to §16-6.5k.11(c), note 3, balconies may encroach into a required minimum setback up to 3 ft. ⁽²⁾ Pursuant to §16-6.5k.11(c), note 5, maximum building height is 3 stories over parking provided that at least 50% is at least 4 feet below grade around the perimeter of the building.				

2.5. Maximum Building Height: The plan complies. Per §16-6.5k.11(c) the maximum permitted building height for multifamily buildings is 3-4 stories and 55 feet, or 3 stories over parking provided that at least 50% is at least four (4) feet below grade around the perimeter of the building. The building is three (3) stories in height, as §16-2.1 states that “the interior of the roof shall not be considered a ceiling” and a “half-story” as the area under a pitched roof at the top of a building, the floor of which is at least four feet, but no more than six feet, below the plate. This would make the plate the highest point of any story, and the plate sits directly above the third story. The space between the plate and the pitched roof is not a story. The plan complies.

3. Circulation and Parking

3.1. Parking Lot Distance from Front Yard Line: The plan complies. Per §16-6.5k.11(d)(2)(i), the minimum required distance from a front yard line for parking lots is 20 feet. The proposed distance is ±95 feet. The plan complies.

3.2. Parking Lot Distance from Side Yard Line: The plan complies. Per §16-6.5k.11(d)(2)(i), the minimum required distance from a side yard line for parking lots is 10 feet. The proposed distance is ±44 feet. The plan complies.



SHARBELL BUILDING COMPANY, LLC | AMENDED MAJOR SITE PLAN

Clarke Caton Hintz

- 3.3. **Parking Lot Distance from Rear Yard Line:** The plan complies. Per §16-6.5k.11(d)(2)(i), the minimum required distance from a rear yard line for parking lots is 20 feet. The proposed distance is ±34 feet. The plan complies.

- 3.4. **Off-street Parking Beneath Ground Floor:** *This does not appear to apply.* Pursuant to §16-6.5k.11(d)(2)(iii), parking is permitted beneath the ground floor provided it is accessible from the building elevation opposite the street frontage and the parking area beneath the building is not visible from the right-of-way. This does not appear to apply, as the proposed parking is located on the ground floor behind a portion of the living space (in addition to a small number of surface parking lots behind the building(s)). However, it is noted that the parking is accessed from the building elevation opposite the street frontage and is not visible from the right-of-way.

- 3.5. **Multi-family Parking Requirement:** Per §16-6.5k.11(d)(2)(iv), each dwelling shall be provided a minimum number of parking spaces according to RSIS or based upon historical data provided subject to Township review. The multifamily units are “stacked”, which would appear to align with the garden apartment parking standard in RSIS. The plan utilizes the Townhouse RSIS standard, which requires more parking than the garden apartment requirement. The floor plans indicate that there are 10 two-bedroom units and 10 three-bedroom units. Using RSIS Standards this would require:

Table 2: Multi-family Parking Requirements Pursuant to RSIS					
Garden Apartment Parking Requirement			Townhouse Parking Requirement		
	2-bed	3-bed		2-bed	3-bed
# req by RSIS/unit	2	2.1	# req by RSIS/unit	2.3	2.4
Units Proposed	10	10	Units Proposed	10	10
Req # of spaces	41		Req # of spaces	47	
Spaces provided	56		Spaces provided	56	
Complies	Yes		Complies	yes	

As indicated in the preceding table, the plan is compliant regardless of which standard is used. The plan contains 16 surface parking spots, 20 parking spaces in the driveways behind the buildings, and 20 garage spaces on the ground floor of the building(s). This totals 56 spaces, which complies.

- 3.6. **EV Charging Requirements:** On July 9, 2021, Governor Murphy signed into law an act concerning electric vehicle supply equipment and Make-Ready parking



SHARBELL BUILDING COMPANY, LLC | AMENDED MAJOR SITE PLAN

spaces and amending and supplementing the Municipal Land Use Law (C.40:55D-1 et seq.) P.L. 1975, c.291. The law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements related to EVSE in all 565 municipalities within New Jersey.

In order to implement the act, the Department of Community Affairs (DCA) was tasked with adopting a model statewide municipal EV ordinance on its website. The model ordinance is required to include the installation, sightline and setback requirements and other health- and safety-related specifications for EVSE and Make-Ready parking spaces. The intent of the model statewide ordinance is to ensure that municipalities are requiring installation of EVSE and Make-Ready parking spaces in a consistent manner and also provide an ordinance that can be easily used by every municipality with no or minimal amendments by the municipality. The model statewide ordinance is mandatory and became effective in every municipality when it was published by the DCA on September 1, 2021. Pursuant to Ordinance 21-1671, the Township adopted its own version of the model ordinance on December 2, 2021.

The ordinance, pursuant to §16-5.21d.1 that each application involving multiple dwellings with five or more units shall prepare 15% of the required off-street parking as make-ready spaces, and one third of those spaces shall be EVSE spaces. After three years, another third of the make-ready spaces shall be converted to EVSE spaces, and the final third shall be converted after six years.

While this is an amended application, the Lot in question is yet to be developed. Additionally, the amended plan is a substantial change from the originally approved plan. It is the view of this office that the applicant should be required to provide the make-ready/EVSE spaces in line with State Law and Ordinance requirements.

As of now the applicant has not proposed make-ready or EVSE spaces. The applicant is proposing 56 spaces. 15% of 56 is 9 ($56 * .15 = 8.4$ and rounded up is 9). The applicant should revise their plan so that at least three (3) of the spaces are EVSE spaces and six (6) are make-ready spaces. The applicant should also indicate the schedule for conversion from make-ready spaces to EVSE spaces in the event they opt not to install nine (9) EVSE spaces from the outset.



SHARBELL BUILDING COMPANY, LLC | AMENDED MAJOR SITE PLAN

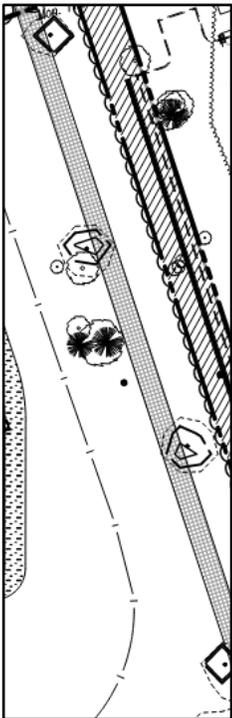
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- 3.7. **Barrier-free EV Charging Space Requirement:** Pursuant to §16-5.21d.1(3), throughout the installation of EVSE in the make-ready spaces, at least 5% of the electric vehicle supply equipment shall be accessible for people with disabilities. **The applicant is responsible for one (1) barrier-free EVSE space. It is the recommendation of this office that this be included as one (1) of the initial EVSE spaces.**

4. Design Standards Within the A-2 Subarea of the PMUD-2 Zone

- 4.1. **Conformance with Developer's Agreement: Condition of Approval.** Pursuant to Per §16-6.5k.11(e)(1), development of Area A-2 shall be in accordance with a Developer's Agreement. **The applicant should provide evidence of conformance with any Developer's Agreement as a condition of any approval.**

- 4.2. **Pedestrian Connectivity:** The plan complies. Pursuant to Per §16-6.5k.11(e)(3), pedestrian walkways connecting thoroughfares and the townhouse units and the building containing the multi-family dwelling units shall be provided. Sidewalks shall be provided along both sides of the thoroughfares except for the lanes. Painted pedestrian crosswalks in accordance with applicable governmental standards shall be provided at intersections. As indicated in the image on the following page, the site is compliant. Sidewalks are located on either side of Village Drive, crosswalks are included at the nearby intersections and at all curb cuts and there is pedestrian circulation connecting the two (2) proposed buildings with the townhouses. The plan complies.



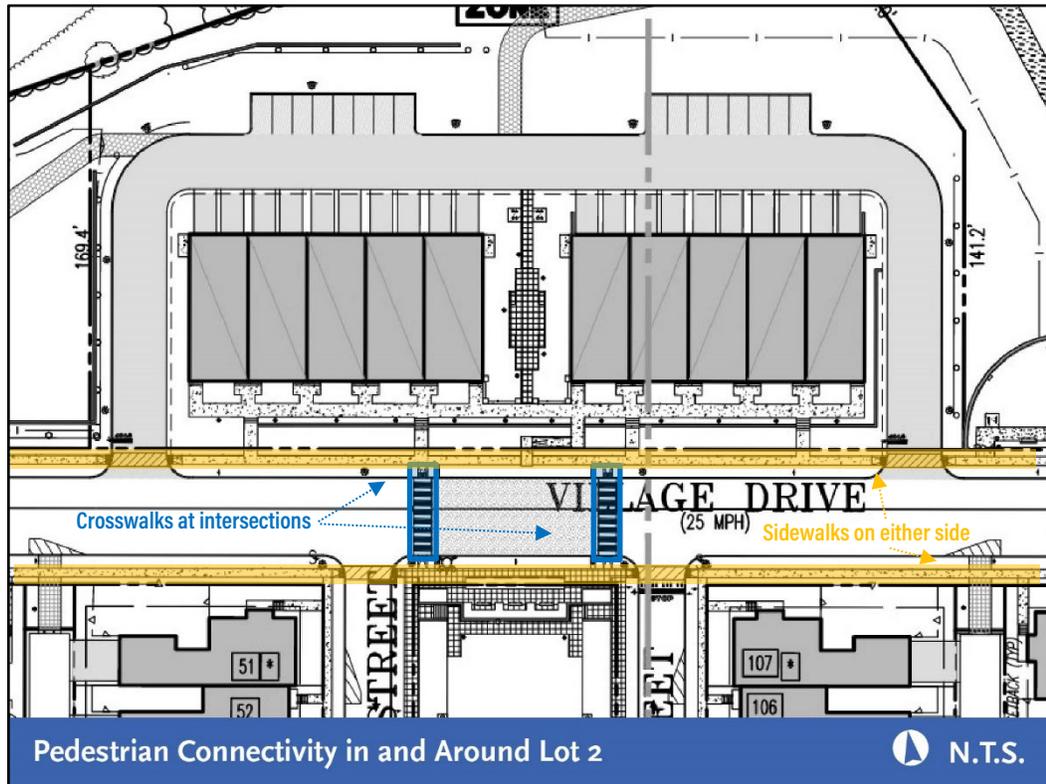
- 4.3. **Area Around Multi-Family Building:** The plan complies. Pursuant to Per §16-6.5k.11(e)(4), area around the multi-family building shall be reforested unless utilized for stormwater management. The lots on either side of the proposed multi-family buildings are utilized for stormwater management. The plan complies.

- 4.4. **Pedestrian Connection to Hillside Development to the North: Additional information is required.** Pursuant to Per §16-6.5k.11(e)(5), a walking pathway, with low-wattage lighting, shall be provided connecting Area A-2 with the existing Hillside development north of Area A-2. As indicated in the image to the left, there is a walking path with low lighting indicated on the plan that connects Village Road to the lot(s) north of the multifamily building. The applicant should confirm that it is intended for this purpose.



SHARBELL BUILDING COMPANY, LLC | AMENDED MAJOR SITE PLAN

Clarke Caton Hintz



5. Architectural Design

5.1. **Design of Multi-Family Dwellings:** Pursuant to §16-6.5k.11(f)(2), the market-rate multi-family apartment building shall be designed to be unified with the architecture of the townhouses in terms of materials, proportions, windows, roof planes, ornament and other exterior building elements. Additionally, the elevation of the building that faces the planned central open space shall relate to such open space through the articulation of a unique element or elements, combination of elements and changes in such elements that are differentiated from the remaining areas of the facade. The following page contains an image of already-built townhouses in the A-2 Subarea, followed by elevations of the proposed multi-family building(s). Analysis of their conformance with the zone requirements follows the images.



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Townhouses that have been built in Sub-Area 2



CONCEPT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



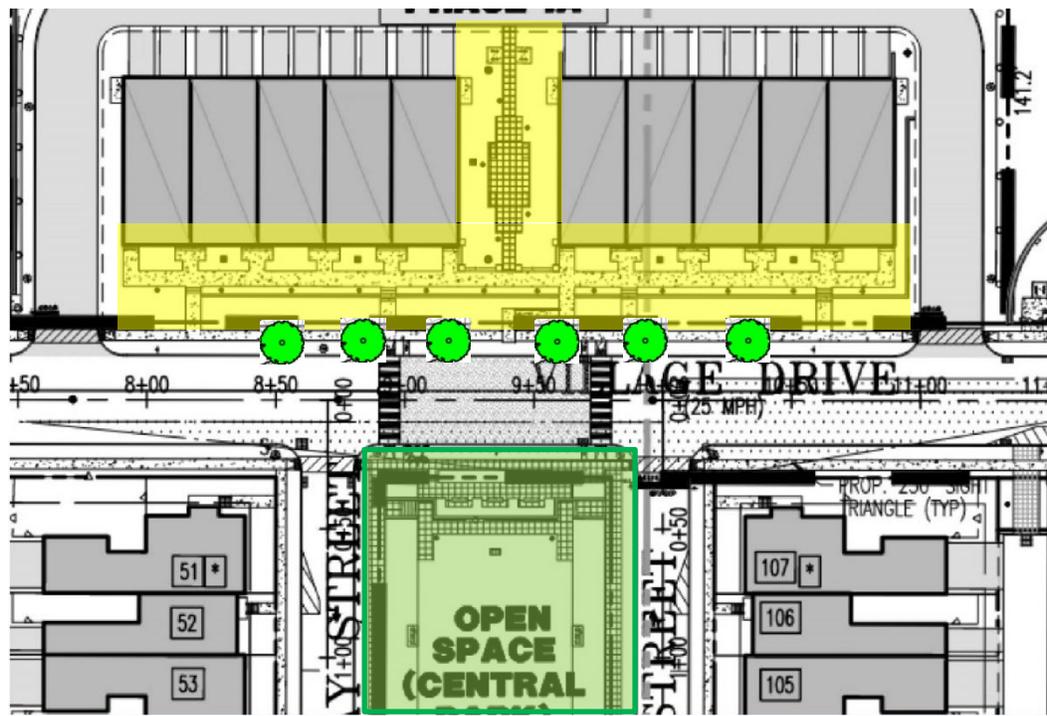
Color Elevations of Proposed Multi-Family Buildings



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Clarke Caton Hintz

- 5.2. **Unified Materials:** *Additional information is required.* While the materials proposed appear to match those in the existing buildings, the applicant should provide a list/comparison of materials utilized for the buildings to determine if they are unified and complimentary.
- 5.3. **Unified Proportions:** The plan complies. The window proportions, building articulation and side roof pitch are similar and unified. The Board may require the applicant to quantify the similarities in roof pitch and windows such that there is certainty that they are similar to the already built townhouses.
- 5.4. **Interface With Open Space Parcel:** *Additional may be required.* As indicated in the following image, the façade of the multifamily building's interfaces with open space across Village Drive. The building contains multiple walkways leading to the Village Drive sidewalk, which contains crosswalks for safe pedestrian crossing. There are plantings proposed along the building frontage which unify the development with the open space. Finally, the central courtyard between the multifamily buildings creates an attractive and complimentary view and use for residents, as it continues the theme of mixing residential living with nature.



Portion of Multi-Family Buildings to Face Open Space



6. Plantings

6.1. Deferred to Board Landscape Architect: Planting and buffer requirements found in §16-6.5k.11(g)-(h) are deferred to the Board Landscape Architect.

7. Lighting

7.1. Lighting Plan: Pursuant to §16-6.5k.11(i)(1), a lighting plan shall be submitted that contains the following:

7.1.1. The location of the lighting fixtures: The plan complies, fixture locations are indicated on sheets 57 and 58.

7.1.2. The direction of illumination: The plan complies, this is indicated on sheets 58 and 59.

7.1.3. The lamp type, wattage, lumens and isofootcandle detail for each fixture: the table on sheet 58 indicates all required items. The plan complies.

7.1.4. Manufactures Supplied specifications: *Additional information is required.* The manufacturer details for the lights indicated in the amended portion of the plan, SH-150-3-12, B-150H-5 and A-150H-3-10, do not appear to be in the plan construction details. **A variance may be required unless the applicant updates the plan to include the information.**

7.1.5. Mounting Height: The information is provided on the plan.

7.1.6. Timing Devices: Lighting notes are located on Sheet 3 of the plan. Lighting note 7 indicates that all lights shall be controlled by circuit timers. The plan complies.

7.1.7. A point-by-point indicating in maintained horizontal footcandles: This is located on the plan.

7.2. Lighting Fixture Height: The plan complies. Pursuant to §16-6.5k.11(i)(6), Fixtures shall not exceed a height of 20 feet. Fixture heights are three (3) feet, 13 feet and 15 feet in height, respectively. The plan complies.



- 7.3. **Non-Glare, Full-Cutoff Lighting:** *Additional information is required.* Pursuant to §16-6.5k.11(i)(7), lighting is required to be non-glare and full-cutoff. As indicated in 7.1.4, there do not appear to be details for the proposed lights in the amended plan area.
- 7.4. **Bollard Lighting:** *Additional information is required.* Pursuant to §16-6.5k.11(i)(8), bollard lighting shall not be more than four feet in height and shall be appropriately shield. Such lights may be provided along sidewalks and within open space areas. Ballard lights are proposed in the vicinity of the multifamily buildings. They are indicated as LED in the table on sheet 58 and are three (3) feet in height. A detail has not been provided that would indicate whether they are appropriately shielded. **Additional information and a detail should be provided.**
- 7.5. **Illumination Levels:** Pursuant to §16-6.5k.11(i)(9), illumination levels shall:
- 7.5.1. **Tract boundary:** 0.1 footcandle maximum except for intersections with streets/driveways. The amended portion of the plan complies.
- 7.5.2. **Vehicular intersections/entrances:** 1.0 footcandle minimum. The amended portion of the plan complies.
- 7.5.3. **Parking lot illumination levels:** The plan complies. A minimum 0.2 footcandles, an average 1.0 footcandle, and a Max.- to-Min.: 20:1. The multifamily parking lot has a minimum illumination level of 0.6, and; An average of 1.48, and; A max-to-min of 10.83:1, which is a more attractive and safer as it reduces dark spots, than 20:1 and is acceptable.
- 7.5.4. **Extent/characteristics of illumination after business hours:** The plan complies. Except for any lighting for security purposes, all other lighting shall be controlled by circuit timers so that the lights are automatically turned off after business hours. As indicated in 7.1.6, the plan complies.

8. Signs

- 8.1. **No Signs Proposed in Amended Portion of Plan:** No signs are proposed as part of the amended plan that are specific to the Lots 1, 2 and 3 and as such this report will not analyze signage.



9. Miscellaneous

- 9.1. **Development Fee for Affordable Housing: *Condition of Approval.*** The applicant is required to comply with any residential development fee ordinance as a condition of any approval.

10. Consideration of the “C” Variances

- 10.1. While this office defers to the Board attorney in advising the Board on the application of relevant variance criteria; this report identifies the 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” variance.

- 10.2. **Positive Criteria:** The applicant bears the burden of proof (which is divided into two parts – positive criteria and negative criteria) in the justification of the “c” variance. 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.

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

- 10.3.1.1. Where in an application or appeal relating to a specific piece of property the purposes of the Act (N.J.A.C. 40:55D-2) would be advanced by a deviation from the zoning ordinance requirements and



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the benefits of the deviation would substantially outweigh any detriment.

10.4. Negative Criteria: Should the applicant satisfy the positive criteria, it must also be demonstrated that the granting of the variance can be accomplished without resulting in substantial detriment to the public and without substantial impairment of the intent and purpose of the zoning ordinance and zone plan.

- Negative Criteria: Impact to the public health, safety and welfare. Impact to the public, typically relates to any substantial detriment to the adjoining neighbors or within the surrounding neighborhood. Substantial detriments are usually nuisance related such as noise, dust, trash, parking, traffic, visual distraction, light, runoff, vegetation removal and aesthetics that cannot be adequately mitigated. The applicant should address any impacts to the character of the neighborhood resulting from the proposed position of the swimming pool and related structures.
- Negative Criteria: Impact to the zone plan. The applicant must show that the relief can be granted without substantially impairing the zone plan and zoning ordinance. In evaluating the negative criteria as it relates to the zoning ordinance and zone plan, the Board should consider the manner in which this application could impact the overall fulfillment of the AR zone.

The applicant should provide testimony in support of the variance, and be prepared to discuss any potential negative impacts on neighboring properties and the zone plan.

11. “C” Variance Discussion and Analysis of Amended Plan

11.1. Analysis of Plan Change: The proposal amends an approved site plan, reducing the total number of 40 multi-family units to 20, with the individual units being larger than originally planned.

11.2. The plan remains substantially similar to what was originally planned. Additionally, the amendment contains less impervious coverage that was originally proposed, as well as fewer parking spaces. The change also creates an opportunity for more electric vehicle charging stations. The addition of the central courtyard is attractive and will function as a good amenity for residents while adding to the neighborhood’s theme of mixing residential and open space



SHARBELL BUILDING COMPANY, LLC | AMENDED MAJOR SITE PLAN

uses. The architectural design is also complimentary to the existing neighborhood, as is required.

- 11.3. The drawback of the plan amendment is the reduction of housing opportunities for new or existing residents of Montgomery. Fewer units which are larger will more than likely be more expensive than the smaller sized, and larger in quantity, market rate apartments which were originally proposed. This should be considered in determining whether the amendment is appropriate.

12. Relevant Policy from the Kepner-Tregoe Redevelopment Plan

12.1. The following goals from the Kepner-Tregoe Redevelopment Plan are relevant to the proposed amended site plan.

1. *Encourage the redevelopment of an obsolete and underutilized tract to expand the capacity of the Township's housing stock with multifamily and townhouses to satisfy growing demand for such housing within the Township and the region; **The proposal results in less housing than was originally approved.***
3. Provide safe, efficient pedestrian, bicycle and vehicular traffic circulation; **The proposal includes safe pedestrian crossing as required by the plan.**
4. Integrate neighborhood-scaled open space within the redevelopment area; **The proposed multi-family buildings interface with open space.**
6. Integrate circulation and land uses between the redevelopment area and adjacent tracts; **A low-lit walking path, as required by Ordinance, is proposed connecting this portion of the site to the lot(s) to the north.**

13. Materials Reviewed

- 13.1. *Montgomery Zoning Board of Adjustment Application*, dated June 9, 2023.
- 13.2. *Montgomery Township Planning Board Resolution #PB-01-18*, adopted July 2, 2018
- 13.3. *Amended Preliminary and Final Major Site Plan for Sharbell Properties, LLC*, 83 sheets, prepared by Jeffrey Haberman, PE and Jeffrey D. Spalt, PE, Dynamic Engineering, dated May 17, 2023.



SHARBELL BUILDING COMPANY, LLC | AMENDED MAJOR SITE PLAN

- 13.4. *Architectural Drawings*, 9 sheets, prepared by Minoo Wasco Architects and Planners, dated June 23, 2023.
- 13.5. *Amended Stormwater Management Operation and Maintenance Manual*, prepared by Jeffrey Haberman, Dynamic Engineering, January 2018, revised June 2023.
- 13.6. *Drainage Statement*, prepared by Jeffrey Haberman, Dynamic Engineering, June 2023.
- 13.7. *Amended Potable Water Engineer's Report*, prepared by Jeffrey Haberman, Dynamic Engineering, January 2018, revised June 2023.
- 13.8. *Amended Sanitary Sewer Report*, prepared by Jeffrey Haberman, Dynamic Engineering, January 2018, revised June 2023.

14. Applicant / Owner / Professionals

- 14.1. **Applicant:** Sharbell Building Company, LLC, 1 Union Street, Robbinsville, NJ 08691.
- 14.2. **Owner:** Sharbell Plainsboro, Inc and Sharbell Cranbury, Inc., 1 Union Street, Robbinsville, NJ 08691.
- 14.3. **Attorney:** Frank Petrino, Esq., Princeton Pike Corporate Center, 2000 Lenox Drive, Suite 203, Lawrence, NJ. Telephone: 609.989.5029.
- 14.4. **Engineer:** Jeffrey Haberman, PE, PP, Dynamic Engineering, 1904 Main Street, Lake Como, NJ 07719. Telephone: 732.974.0198.
- 14.5. **Architect:** Minno Wasco, 80 Lambert Drive, Suite 105, Lambertville, NJ, Tel: 732.974.0198. Email: nchiapetta@minnowasko.com.

15. Summary

- 15.1. The applicant is amended preliminary and site plan approval to modify a portion of a larger neighborhood plan in Subarea A-2 of the PMUD-2 zone. The result is a reduction of multifamily units from 40 to 20, with larger unit sizes. There is less impervious coverage, and fewer parking spaces, than originally proposed.



SHARBELL BUILDING COMPANY, LLC | AMENDED MAJOR SITE PLAN

Clarke Caton Hintz

The following variances and design exceptions are required (additional variances and design exceptions may be identified by other Board professionals):

- a) Variances
 - §16-6.5k.11(a)(2) multi-family use in more than one building
 - §16-6.5k.11(i)(1) lighting details

Please contact this office with any questions you may have.

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