

Memorandum

To: Montgomery Township Planning Board  
From: Richard Bartolone  
August 25, 2023  
Sharbell Building Company, LLC  
Case PB-06-23

Date:  
Subject:

Block 28009, Lots 1, 2 & 3  
Amended Preliminary and Final Major Site Plan with Bulk Variances

As requested, this office has reviewed the landscaping for the two modified stacked multi-family buildings for the above referenced application prepared by Dynamic Engineering, dated 5/17/2023, revised 8/08/2023. The following comments are offered for your consideration and require attention.

1. The American Hornbeam (*Carpinus caroliniana*) is typically used as an understory tree, commonly grown as a low-branching specimen. Notes shall be included in the landscape schedule that specify the trees to have been trained for street tree purposes with a single stem with a minimum branching height of 7' above the surrounding grade.
2. It is recommended that the specified Hackberry (*Celtis x occidentalis*) tree be specified as the 'Prairie Pride' Hackberry (*Celtis x occidentalis* 'Prairie Pride') variety. This improved variety has been developed with more insect resistance and is less prone to withes broom, a very common disfigurement of the branches of this species.
3. The 'Redmond' (*Tilia americana* 'Redmond') is a more appropriate variety and is preferred over the specified straight species of Basswood (*Tilia americana*). The Redmond cultivar has a more upright habit with branches that will not droop as much as the straight species.
4. White Pine (*Pinus strobus*) evergreen trees tend to become a less effective evergreen buffer with time. Multiple alternate evergreen species should be specified in its place.
5. The specified Japanese Holly shrubs (*Ilex crenata* 'Steeds' and *Ilex crenata* 'Sky Pencil') are invasive plant species and should not be used in Montgomery. Alternate evergreen shrubs shall be specified in their place.