

**LAUREN A. WASILAUSKI**  
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Director



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## MEMORANDUM

To: Site Plan Subdivision Committee  
From: Lauren A. Wasilauski, Open Space & Stewardship Director  
Date: August 23, 2023  
Re: PB-06-23 Sharbell Building Company, LLC  
Block 28009 Lots 1, 2 & 3 (Village Drive)  
Amended Preliminary and Final Site Plan with Bulk Variances

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This office has reviewed the following materials and offers the comments below:

- Amended Preliminary & Final Major Site Plan, prepared by Dynamic Engineering, last revised 8/8/2023 (82 sheets)
- Architectural plans, prepared by Minno Wasko (9 sheets)
- Application package

### A. Application overview

1. The Applicant's property is located on Village Drive, consisting of 5.59 acres.
2. The Applicant is applying to the Board for an amendment to their previous approval (PB-01-18) to replace the previously approved 40 condos (in 1 proposed building) with 20 stacked townhouse units located in two buildings.
  - a. The application package states that 5 variances are being requested, but the Applicant's engineer confirmed that is a typo, carried over from the previous application. No variances are being requested by the Applicant.

### B. Sidewalks & Pedestrian Safety

1. Township Code Section 16-5.14C requires sidewalks on all public streets. The Applicant appears to satisfy this requirement.
2. There has been increasing concern regarding pedestrian safety in this area of the Township with more people walking due to the increased amount of residential development and redevelopment of commercial spaces along Route 206.

3. There are two proposed crosswalks at Village Drive and Sweetbay and Village Drive and Juniper with proposed pedestrian actuators (specified as R920 RRFB on sheet 69) at each crossing (4 total). These provisions will make pedestrians crossing Village Drive more visible to motorists.
  - a. This office defers review of these accommodations to the Township Traffic Engineer for adequacy and safety.
4. The Applicant's plans indicated 4 crosswalks at the intersection of Village Drive and Hartwick/East Hartwick. However, there are no pedestrian actuated signals proposed in this location.
  - a. With the anticipated high volume of traffic on Village Drive, and the desire of residents to the west to walk toward retail and commercial development along Route 206, there will likely be a significant pedestrian presence at this intersection.
  - b. The Applicant should explore including pedestrian actuated signals in this location as well.
  - c. This office defers to the Township Traffic Engineer's opinion on this matter, and regarding any technical review.
5. This office has concerns about the proposed locations of the two playground areas given the traffic volume and recent pedestrian/bicycle safety concerns. This office encourages the Applicant to explore relocating these playground areas to the east and west park areas. A more thorough discussion is in Section D below.
6. This office defers to the Township Traffic Engineer on review of the provided ADA ramp details.

**C. Tree Planting and Landscaping**

1. The Applicant proposes to upsize the proposed tree plantings as follows:
  - 185 deciduous trees (8'-9' instead of 6'-7')
  - 121 evergreen trees (3" – 3.5" caliper instead of 2.5"-3")
2. This office defers review of the adequacy of the amended plantings to the Township Landscape Architect.
3. This office defers review of the proposed species to the Township Landscape Architect.
4. All plant materials should include a two (2) year guarantee as required by Township Code Section 16-5.6.d.10:

*“All plant material shall be guaranteed for at least two (2) years from the date of landscape inspection for approval and any plant material that does not survive within that time period or is in poor condition based upon the opinion of the Township Landscape Architect shall be replaced by plant material of the same size and species at the expense of the developer.”*

5. This office recommends deer protection be installed around trees in order to prevent browsing and deer rub. The Open Space and Shade Tree Committees have had the most success with 4’ tall wire mesh fencing and wooden stakes. After the trees mature, the fence and stakes can be removed.

#### **D. Recreation & Site Amenities**

1. The two proposed playground are situated along the loop roads with one along Village Drive near the proposed stacked townhouses (containing two play structures) and the other playground located at the corner of Brecknell, Tamworth and East Hartwick (containing one play structure).
  - a. Given the recent discussions and concerns about pedestrian safety (as discussed in section B above), this office has concerns about these proposed locations as they will generate significant pedestrian and bicycle traffic, and are located immediately abutting roadways.
  - b. The larger playground is situated on the north side of the site, adjacent to the proposed 20 stacked townhomes. However, a majority of residents (100+ townhouses) live on the south side of Village Drive and thus will have to cross Village Drive (anticipated to be a busy loop road) to utilize this larger/main playground.
  - c. The smaller playground in the southeast corner of the site is surrounded on three sides by roadways, which does not create a pleasant recreational environment.
  - d. Could these playground areas be relocated to the two internal east and west park areas? This would centralize the recreation facilities and distribute them more equally among the residences. It would also serve to keep pedestrians and bicycles away from the busier roadways as they access these recreation areas.
2. The loop bike rack detail on sheet 76 is not preferred by this office; the design is not intuitive for users. The ‘U’ bicycle rack details on sheet 68 (or similar design) is preferred.
3. The Applicant should provide testimony on the “Parc Vue” bench detail provided on sheet 76 – will this surface (appearing to be metallic) be hot to the touch? The wood-look finish/appearance depicted in the one Austin bench detail is preferred by this office.

- The details provided for the play equipment structures and swing benches are satisfactory to this office.

## E. Lighting

- The decorative bollard light detail on sheet 71 specifies a proposed color of 4000K. The Applicant should substitute this lighting for a model that is 3000K or less (preferably less than 2700K).
- The taller decorative lighting should be swapped for a model that provides a shield at the top to direct light downward (or retrofit the existing installed lighting as such). The lighting specified directs light upward, where it is not needed, causing light pollution. Similarly, these light fixtures should utilize a color temperature of 3000K or less.



- The impacts of too much light at night (particularly “blue” or short wavelength lighting) have been documented to negatively impact human health, as well as wildlife and insects.

- a. Princeton University's Office of Sustainability recently released a short documentary detailing these negative impacts:  
<https://www.youtube.com/watch?v=FW0WZX75Nmo>
4. Sheet 73 includes a detail for the aerator to be used in the two stormwater basins. The details include that the fountain pump is lighted. Any lighting should be omitted from the aerator as it is unnecessary, creates light pollution and potentially provides an attractive nuisance.

#### **F. General Plan Comments**

1. The Overall Easement Plan (sheet 34) contains no legend, nor does Easement Plan A (sheet 35). A legend is provided on Easement Plan B (sheet 36), but this legend should be shown on each of the three sheets (34-36).