

**LAUREN A. WASILAUSKI**  
Open Space & Stewardship  
Director



Otto Kaufman Community Center  
356 Skillman Road  
Skillman, NJ 08558  
Tel. (609) 466-3023  
Fax (609) 466-6761

E-Mail:  
[lwasilauski@montgomerynj.gov](mailto:lwasilauski@montgomerynj.gov)

## MEMORANDUM

To: Site Plan / Subdivision Committee  
From: Lauren A. Wasilauski, Open Space & Stewardship Director  
Date: January 31, 2023  
Re: PB-07-22 BPS Development Company, LLC  
Block 28003 Lot 211 (10 Hartwick Drive)  
Preliminary and Final Site Plan with Variance

---

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

- Preliminary & Final Major Site Plan, prepared by Dynamic Engineering, last revised 12/7/2022 (18 sheets)
- ALTA/NSPS Land Title Survey, prepared by Dynamic Survey, LLC, dated 11/2/2022 (1 sheet)
- Architectural plans, prepared by Studio Architects, last revised 12/13/2022 (3 sheets)
- Environmental Impact Statement prepared by Dynamic Engineering, dated December 2022

### A. Application overview

1. The Applicant's property is located at 10 Hartwick Drive, consisting of 4.43 acres. The property contains construction equipment and staged construction materials.
2. The Applicant is applying to the Board for a site plan approval to construct a two-story 35,404SF assisted living and memory care facility with accompanying walkways, parking, courtyard areas, and bioretention basin.

### B. Sidewalks

1. Township Code Section 16-5.14C requires sidewalks on all public streets.
2. The Applicant's plans propose a sidewalk along their full property frontage of Hartwick Drive. Ordinance requirement satisfied.
3. The Applicant's plans do not show sidewalks along Village Drive. The developer of Montgomery Crossing will construct these sidewalks as part of their approval (PB-

- 01-18). These proposed/approved sidewalks should be shown on the plan with a note that they are to be constructed by others.
4. This office defers review of the sidewalk detail provided to the Board Engineer.

C. Tree Planting and Landscaping

1. Tree Removal: The Applicant should provide a calculation on the number of trees to be removed, as well as species and sizes. It was difficult to discern the number of trees to be removed; a rough calculation put the number at greater than 50 trees to be removed (with a DBH > 6”).
2. Street Trees: Street trees are required at fifty foot (50’) intervals per Township Code Section 16-5.6.d.15. Ordinance requirement not satisfied.
  - a. The Applicant’s property has 286.04’ of frontage on Village Drive and is proposing three (3) street trees where six (6) are required.
  - b. The Applicant’s property has 577.12’ of frontage on Hartwick Drive and is proposing eight (8) shade trees where twelve (12) are required.
3. Shade Trees: 14 trees per acre are required for residential and non-residential development per Township Code Section 16-5.6d.3. Ordinance requirement not satisfied.
  - a. Based on the ordinance requirement, a total of 62 shade trees are required.
  - b. The Applicant is proposing a total of 21 shade trees, 25 ornamental trees and 37 evergreen trees. With evergreen trees at half credit, the applicant is proposing a total of 64.5 trees. This number includes those trees proposed as street trees which do not count toward satisfying the shade tree requirement.
4. Native species are required per Township Code Section 16-5.6.d.5. This office defers review of the proposed species to the Township Landscape Architect.
5. 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.”*

Sheet 9 includes a note that specifies a one (1) year guarantee. This note should be modified on any future revised plan sets. Ordinance requirement not satisfied.

6. 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. Critical Areas / Conservation Easements

1. There are steep slopes on the property which were caused by construction activities of stockpiling and moving soil. Township Code Section 16-5.6e requires conservation easements or conservation easement deed restrictions on all critical areas. Because these steep slopes are not naturally occurring, this office does not recommend a conservation easement or deed restriction on these areas.

#### E. Energy Management / Efficiency

1. The Environmental Impact Statement mentions proposed use of LED lighting, which this office encourages.
2. Other energy, water and other resource conservation measures should be incorporated in site design and construction.
3. Electric Vehicle Charging Stations
  - a. Township Code Section 16-5.21d(1) requires 15% of off-street parking be Make-Ready spaces, and install equipment in increments with one-third of the 15% required initially, the next one-third shall be installed within 3 years of receipt of certificate of occupancy, and the final one-third within 6 years of certificate of occupancy issuance
  - b. The applicant proposes 42 total parking space and one (1) electric vehicle charging station is proposed.
    - i. Per the ordinance, two (2) EV spaces are required initially.
    - ii. Ordinance requirement not satisfied.

#### F. Site Amenities

1. This office encourages the Applicant to add benches and picnic tables to the courtyard areas for residents, guests and staff to enjoy. An arbor, umbrellas or a sun shade would be welcome.
2. Benches should be added along the walkways for residents and guests to sit outside.

3. A bike rack should be provided for staff and visitors.