

Memorandum

To: Montgomery Township Zoning Board
From: Richard Bartolone
Date: November 3, 2023
Subject: Renard Management, Inc.
Block 29002, Lots 49 & 50
Case# BA-04-232
Landscape Review

This office has reviewed the Landscape Plan prepared by Dynamic Engineering, dated 6/08/2023, revised 8/14/2023 for the above reference project. The following comments are submitted for your consideration.

1. Township Code Section 16-5.6.d.10 specifies the plant guarantee period to be 2 years after Township approval. A note including this information shall be added to the Landscape Plan.
2. The proposed Tulip tree specified near the southwest corner of the proposed large structure shall be moved several feet to the southwest to avoid conflicts with the proposed adjacent underground utility lines.
3. I appreciate the effort to comply with Montgomery Township recommendation of the use of native plant species, however given the proposed use and location of the specified evergreen shrubs in the front of the building, consideration should be made to utilize a more dependable, non-native shrub species mixture that would be better suited on this location. Please utilize appropriate juniper and 'Otto Luyken' Chery Laurel shrubs for the specified Rhododendron and Mountain Laurel.
4. The establishment of a planted evergreen tree buffer is the most significant use of the required plantings for this project. Please substitute additional Red Cedar and Juniper trees for the specified shrubs along the north (rear) property line and the 2 American Hornbeam and the Swamp White Oak trees along the western side of the smaller proposed structure.
5. Given the scale of the proposed structures and maintenance considerations, the two small clusters of shrubs in the front yard (2 isolated Red Chokeberry and nearby cluster of 4 shrubs) should be consolidated into a single bed.