

Memorandum

To: Chery Chrusz, Planning Coordinator

From: Richard Bartolone

Date: February 8, 2024

Subject: Tamer Kharrubi

Block 24001, Lot 37

Case: BA-03-23

8 County Route 518

Bulk Variance Landscape Review

As requested, this office has reviewed the Variance Plan Landscape Plan, prepared by Bayer-Rissee Engineering, Inc, dated 4/10/2023, last revised 12/01/2023 for the above referenced application. The following comments are offered for your consideration.

1. Township Code 16-5.6d.15 requires the installation of street trees at 50' on center spacing along all roadways. The 80.72 linear feet of frontage along Route 518 will require the installation of 2 street trees. The two proposed shade trees located in the front yard on the Variance Plan/Landscape Plan shall be utilized as the required street trees to satisfy this ordinance requirement.
2. The Variance Plan Landscape Plan proposes the installation of four shade trees. The plan states the property has a gross area of 0.272 acres, 0.244 acres of net area (gross lot area minus areas within the public right of way) and the application sheet lists the property as having 0.226 acres. Township code section 16-5.6d.3 requires the planting of 14 trees per acre on all residential properties. Based on either the gross area (0.272 acres), the net area (0.244 acres) or the application area (0.226 acres), the ordinance requirement of 14 trees per acre (0.272 acres x 14 trees, 0.244 acres x 14 trees or 0.226 acres x 14 trees), 4 shade trees are required to be installed to satisfy the shade tree requirement. As the ordinance excludes street trees from counting towards the shade tree requirement two additional shade trees are required to be installed on the property to satisfy the shade tree requirements.
3. The specified foundation plantings of Dwarf Burning Bush (*Euonymus alatus* 'Compacta' and the Anthony Waterer Spirea (*Spirea x bulmalda* 'Anthony Water', a cultivar of Japanese Spirea) are considered invasive plant species and are not allowed to be planted in the Township. Alternate shrub species that are either native or non-invasive shall be substituted for the specified shrubs.