



MONTGOMERY

TOWNSHIP, NEW JERSEY

ENVIRONMENTAL COMMISSION

To: Montgomery Township Zoning Board
From: Montgomery Township Environmental Commission
Re: BA-06-23: Princeton Chrysler Dodge Jeep & Ram
Date: March 11, 2024

A. Overall Design

1. The Environmental Commission would like the applicant to design this project using LEED standards.

B. Trees

1. The applicant has offered to plant three pin oak trees. Much as we love pin oaks, we recommend a species of oak less susceptible to bacterial leaf scorch, for example, swamp white oak.
2. We would also suggest that the applicant plant some native trees along Wall Street on the north side of the site, in the gaps between the trees labeled as Sycamores. More oak trees would be appropriate, or disease-resistant American elms, for example.

C. Stormwater

1. Though the proposed application does not include any increase in lot coverage or impervious surface, its existing roofs and pavement will produce a lot of stormwater, and your parking area will produce water pollution from the cars. It would be ideal if you would provide some underground detention with a filter, or a vegetated swale, or a vegetated area around the stormwater inlet. Trees can reduce the amount of stormwater somewhat, especially when leafed out.
2. Part of your site is in Montgomery's Stream Corridor, including your proposed trash and recycling enclosure. We would prefer that this be located outside the Stream Corridor, and that it include adequate protection from trash and recycling items blowing or washing away.
3. We can also suggest green roofs on your buildings, which also provide insulation and reduce heating and cooling bills.

D. Lighting

1. The Environmental Commission recommends that any proposed lights should be pointed downwards, shielded from the sides, and as low in elevation and intensity as possible, in keeping with Montgomery's Dark Skies policy. Please be aware that overly bright lights can cause glare and temporarily blind people, reducing visibility; and any lighting at all may interfere with nocturnal pollinators, fireflies, bats, and migrating birds.
2. Yellow light bulbs, which are the least disorienting to wildlife, should be used.
3. The lights should be turned off as early as possible in the evening, they could be set on a motion detector, and the applicant might consider special protocols, such as early closing, or brief shut-offs during spring and fall migration.
4. There is a Model Lighting Ordinance jointly developed by the Illuminating Engineering Society and the International Dark Sky Association that provides guidance on developing a lighting plan that will meet the applicant's needs and protect the wildlife that provides us with so vital many ecosystem services, including pollination and pest control. The Environmental Commission requests that your design follow those guidelines. The International Dark Sky Association provides a lot of information on the least harmful yellow lights and on other issues in their website.

E. Transportation

1. An accessible sidewalk must be provided along the front of the site, with access to the bus shelter and the parking lot.
2. We are not experts in accessibility, but we believe that a crosswalk should be provided across Wall Street, and across 206 for access to the south-bound bus.
3. Should a sidewalk be provided along Wall Street for pedestrians to access the businesses to the east of the site?

F. Energy Conservation

1. We request that all fixtures and appliances be energy- and water-saving models.
2. We suggest geothermal heat-exchange HVAC.

3. If the applicant decides against a green roof, solar panels could be installed on the roof to generate clean energy and to save energy on air conditioning in hot weather.

G. Charging Stations

1. Electric vehicle charging stations must be provided.