

Memorandum

To: Chery Chrusz, Assistant Planning Director  
From: Richard Bartolone  
Date: March 21, 2024  
Subject: Stellar Land Assets, LLC c/o Charlie Caronia  
Block 35001, Lot 15  
Case: BA-06-23

As requested, this office has reviewed the Existing Features Plan and the Site Plan, prepared by D. S. Engineering, P. C. dated 8/24/2023, revised 12/21/2023 for the above referenced application. The following comments are offered for your consideration.

1. The proposed Pin Oak (*Quercus palustris*) trees to be installed between Route 206 and the existing parking are highly susceptible to two significant issues, bacterial leaf scorch and oak wilt. Pin oaks are no longer recommended to be planted in Montgomery. A native alternate tree species should be specified.
2. The Landscape Schedule should be modified to comply with ordinance 16-5.6.10 to specify the minimum size (2 ½" caliper) of the proposed trees at installation and a note to comply with ordinance 16.5.6.10 to specify a 2-year maintenance guarantee. The maintenance guarantee note shall state that the plantings guarantee is for 2 years from the date of landscape inspection approval for vegetation that did not survive within that time frame or is in poor condition based on the opinion of the Township landscape architect. The vegetation shall be replaced by plant material of the same size and species at the expense of the developer.
3. The missing street tree along Wall Street should be replaced. The existing street trees along Wall Street, misidentified as sycamore trees, are actually London Plane trees (*Platanus x acerifolia*), a related, but more refined species that is less susceptible to problems than the sycamore. The missing street tree shall match the existing street trees and the 'Bloodgood' variety of London Plane trees (*Platanus x acerifolia* 'Bloodgood') is recommended.
4. Tree Replacement Fund Ordinance 16.5.6.b.2 states that where the applicant has demonstrated to the satisfaction of the Board that availability of areas for the planting of trees as required by ordinance is such that it is impractical or undesirable to provide the required number of tree due to characteristic or constraints of the subject site the applicant shall contribute sufficient funds to the Montgomery Township Tree Replacement Fund for the installation of require number of trees for characteristics or constraints of the subject site the applicant the remaining number of required trees on public property. The monetary value to be contributed for each tree shall be set forward in Section 14.3 of the Township Code. The property has been identified as having 1.9974 acres. The ordinance requirement of 14 tees per acre times 1.9974 acres specifies that 28 trees are required to be either existing or installed on this property, the eight (8) existing street trees are not considered in this calculation. 5 existing trees are located within the area between the Route 206 street trees and the parking area. 28 required shade trees

minus the 5 existing trees (a mixture of evergreen and deciduous trees) leaves a deficit of 23 shade trees. It is the recommendation of this office that the monetary value of the 23 shade trees be deposited with the Township.