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Memo To: Ms. Cheryl Chrusz, Planning Board Secretary
Montgomery Township Planning Board
2261 Van Horne Road
Route 206
Belle Mead, NJ 08502

Date: April 23, 2023
55176 01

From: Rakesh R. Darji, PE, PP, CME
Environmental Resolutions, Inc.
Planning Board Engineer

RE: Harlingen Village Square
Preliminary and Final Site Plan
Application #PB-03-22
Engineering Review
Site Plan Subcommittee Meeting
Block 6001, Lots 33, 34, 34.01, 35, 35.01 and 36
US Route 206
Township of Montgomery, Somerset County

Our office has reviewed the plans and documents submitted by the applicant for a Preliminary and Final Subdivision and Site Plan application. The subject tract consists of Block and Lot numbers referenced above, comprising approximately 22 acres. A subdivision of these parcels is proposed. On approximately 11 acres, the applicant proposes to construct 36 two- or three-bedroom townhome units. Eighteen rental units comprised of 11 affordable family rental units and 7 market-rate apartment units will be constructed on approximately 2 acres. A 1/2 acre lot is proposed to contain a sanitary sewer pump station, dedicated to Montgomery Township and the remaining approximately 9 acres will be dedicated to Montgomery Township or otherwise conserved.

The site is located along US 206 (Van Horn Road), north of Harlingen Road, with in the SSIZ-3 (Site Specific Inclusionary Zone). Residential Districts are to the north, east and west. To the south is the Community Commercial-2 zone. The applicant proposes one road into the site from US 206.

The site is encumbered by critical areas to the east and southeast. These include: critical slopes and critical slopes buffers, wetlands and wetlands buffers and finally, stream corridor and stream corridor buffers. Fox Run, a tributary of Pike Run, runs along the property line to the east.

The following information, submitted by the applicant in support of this application, has been reviewed by our office:

1. Montgomery Township Land Development Application, dated January 2023.

2. Preliminary and Final Site Plan and Final Construction Plans, prepared by Van Cleef Engineering Associates, dated January 17, 2023, revised to March 10, 2023, consisting of the following:
 - a. Cover Sheet, sheet 1 of 36.
 - b. Existing Features Plan, sheet 2 of 36.
 - c. Preliminary Subdivision and Site Plan, sheet 3 of 36.
 - d. Grading Plan, North, sheet 4 of 36.
 - e. Grading Plan, South, Sheet 5 of 36.
 - f. Soil Erosion and Sediment Control Plan, North, sheet 6 of 36.
 - g. Soil Erosion and Sediment Control Plan, South, sheet 7 of 36.
 - h. Utility Plan, North, sheet 8 of 36.
 - i. Utility Plan, South, sheet 9 of 36.
 - j. Profiles, sheet 10 of 36.
 - k. Construction Details, sheet 11-13 of 36.
 - l. Pond Construction Wetlands Details, 14 of 36.
 - m. Soil Erosion and Sediment Control Details, 15 of 36.
 - n. Pump Station Layout and Electrical Details, sheet 16-19 of 36.
 - o. DEP Fresh Water Wetland Permit Details, sheets 20-21 of 36.
 - p. DEP Flood Hazard Area Permit Plans, sheets 22-23 of 36.
 - q. Sanitary Sewer Force Main Extension Profile, sheet 24 of 36.
 - r. Tree Mitigation Plan, sheet 25 of 36.
 - s. Landscape Plan, North, sheet 26 of 36.
 - t. Landscape Plan, South, sheet 27 of 36.
 - u. Landscape Details, sheet 28 of 36.
 - v. Lighting Plan, North, sheet 29 of 36.
 - w. Lighting Plan, South, sheet 30 of 36.
 - x. Lighting Details, sheet 31 of 36.
 - y. Typical Building Plans, sheet 32 of 36.
 - z. Signage and Striping Plan, sheet 33 of 36.
 - aa. Vehicular Circulation Exhibit, sheet 34 of 36.
 - bb. Accessible Curb Ramp and Plan Details, sheet 35 of 36.
 - cc. Mailbox Location and Details Plan, sheet 36 of 36.
3. Final Plat, prepared by Van Cleef Engineering Associates, one sheet, dated January 17, 2023.
4. Outbound Survey of Block 6001, Lots 33, 34, 34.01, 35, 35.01 and 36, prepared by Van Cleef Engineering Associates, dated December 11, 2020, one sheet.
5. Drainage Report, prepared by Van Cleef Engineering Associates, dated January 17, 2023, containing the following:
 - a. Existing Drainage Area Map
 - b. Proposed Drainage Area Map
 - c. Inlet Drainage Area Map
 - d. Soil Exploration Exhibit
6. Environmental Impact Statement, prepared by EcolSciences, Inc., dated January 19, 2023.
7. Attachment D, Major Development Stormwater Summary.
8. Wetlands Delineation Plan, prepared by Van Cleef Engineering Associates, LLC, dated June 5, 2019, revised to November 21, 2019.
9. Flood Hazard Area Delineation Map, prepared by Van Cleef Engineering Associates, LLC, dated November 21, 2019, revised to August 22, 2022.
10. Stormwater Management Measures Operations and Maintenance Manual, prepared by Van Cleef Engineering Associates, LLC, dated January 17, 2023.
11. Architectural Plans, COHA/Market Units, 6 sheets, prepared by Holliday Architects, dated August 23, 2018, revised to February 2022.
12. Elevations, prepared by Holiday Architects, LLC, 22 sheets, dated August 23, 2018, revised to February 17, 2023.

General Information

Applicant/
Owner: Harlingen Associates, LLC
36 Brower Lane
Hillsborough, NJ 08844
vscott@country-classics.com

Engineer: Michael Ford, PE
Van Cleef Engineering Associates, LLC
32 Brower Lane
Hillsborough, NJ 08844
mford@vancleefengineering.com

Architect: Scott Nehring, AIA
Holliday Architects, Inc.
Jackson Commons
30 Jackson Road, Suite A-4
Medford, NJ 08055
snehring@hollidayarchitects.com

Attorney: Richard Schatzmann, Esq.
Schatzman Baker, PC
215-216 Commons Way
Princeton, NJ 08540

Zoning

1. This parcel is within the Site Specific Inclusionary Zone 3 (SSIZ-3) zoning district.
2. Townhomes, apartments and a sanitary sewer pump station are permitted uses within this zoning district.
3. Area, yard, and coverage requirements are detailed in §16-4.14.c.

| | Required | Proposed | |
|---------------------------------|-----------|--------------|----------|
| Overall Tract | | | |
| Overall Tract Area | 20 acres | 22.189 acres | Complies |
| Overall Tract Width | 400 FT | 983.51 FT | Complies |
| Overall Tract Frontage | 400 FT | 976.84 FT | Complies |
| Overall Tract Depth | 200 FT | 613 FT | Complies |
| Maximum Tract Units | 54 | 54 | Complies |
| Townhomes | | | |
| Minimum Lot Size | 11 acres | 11 acres | Complies |
| Lot Coverage | 40% | 31.5% | Complies |
| Max Building Coverage | 15% | 12.2% | Complies |
| Minimum Building Separation | 40 FT | 44.3 FT | Complies |
| Minimum Front Yard Setback | 80FT | 101.4 FT | Complies |
| Minimum Side Yard Setback | 25FT/50FT | 62.4 FT | Complies |
| Minimum Rear Yard Setback | 40 FT | 40.6 FT | Complies |
| Parking Setback (US 206) | 40 FT | 89.5 FT | Complies |
| Parking Setback (property line) | 10 FT | 11 FT | Complies |
| Maximum Units per Building | 6 Units | 4 Units | Complies |
| Maximum Building Height | 39 FT | <39 FT | Complies |
| Maximum Number of Units | 36 | 36 | Complies |

| Apartments | | | |
|-----------------------------------|-----------|-------------|----------|
| Minimum Lot Area | 1 acre | 1.819 Acres | Complies |
| Minimum Front Yard Setback | 40 FT | 40.3 FT | Complies |
| Minimum Side Yard Setback | 20 FT | 21 FT | Complies |
| Minimum Rear Yard Setback | 20 FT | 23 FT | Complies |
| Maximum Impervious Coverage | 40% | 37.2% | Complies |
| Maximum Building Coverage | 15% | 14.7% | Complies |
| Maximum Building Height | 39 FT | <39 FT | Complies |
| Maximum Accessory Building Height | 15 FT | <15 FT | Complies |
| Total Units | 18 Units | 18 Units | Complies |
| Parking Setback (US 206) | 75 FT | 119 FT | Complies |
| Parking Setback (property line) | 10 FT | 10 FT | Complies |
| Pump Station | | | |
| Minimum Lot Area | 0.5 acres | 0.5 acres | Complies |
| Minimum Lot Coverage | 50% | <50% | Complies |
| Maximum Building Coverage | 30% | <30% | Complies |
| Setback to existing ROW | 75 FT | >75 FT | Complies |
| Setback to property line | 10 FT | >10 FT | Complies |
| Parking Setback | 5 FT | >5 FT | Complies |

Waivers

- §16-5.3 discusses fence requirements. Section §16-5.3b discusses the fence height and location requirements. The following fences will require a waiver:
 - The maximum height of a fence at a dog run is 6 FT. No detail has been provided to demonstrate the height of the proposed fence at this location.
 - The plans show a proposed 10FT high privacy fence at the rear of the townhome units. It is unclear of the exact location of this fence, however, the maximum height of a fence shall be 4 FT.
 - A fence is proposed at the proposed sanitary sewer pump station. The height of the fence should be provided to determine if a waiver is required.
- §16-6.3c (Townhomes and apartments) states that parking space shall be provided in areas specifically designated for parking and there shall be no parallel or diagonal parking along interior streets. Twenty (20) parallel spaces are provided for the townhome part of this project. A waiver will be required.

General

- The applicant depicts no electric vehicle charging stations on the variance plan. Model Ordinance “Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready Parking Spaces” was enacted by the NJ Legislature and effective on September 1, 2020. Applications involving a multiple dwelling with five or more units of dwelling space shall provide Make-Ready parking spaces at least 15% of the required off-street parking spaces. The applicant is proposing 18 apartments contained within 3 buildings. The total RSIS spaces required for this portion of the application is 37 spaces. Thus, 6 electric vehicles spaces are required.
- The applicant should provide testimony regarding the following:
 - Trash and recycling collection at the townhome community.
 - Trash and recycling collection at the apartment community.
 - Trash and recycling collection (if necessary) at the pump station.
- A turning template has been provided for a typical fire truck. Turning templates should be provided for the following:
 - Trash and recycling vehicles. Show movement at the proposed trash enclosure.
 - School bus.

4. The applicant states that an access agreement between the townhome use and the apartment use will be prepared to allow access from US Route 206 to the apartment parking lot.
5. The legal descriptions of all easements should be provided to the Board Professionals for review.
6. The applicant should discuss the storage requirements of §16-6.3g for each apartment unit to demonstrate that the proposed plans meet the 250CF requirements for storage, which can be located within apartment unit.
7. The applicant should discuss if phasing is proposed for the project. If so, such phasing should be depicted on the site plan.
8. The applicant should testify if discussion has taken place with the Township regarding the dedication of proposed Lot 33.03 and the pump station. The status of any discussion should be provided to the Board.
9. The applicant should provide testimony regarding the ownership of the individual lots and of the open space lot.
10. The applicant should discuss if a homeowner's association is proposed. Discussion regarding maintenance and responsibility of the various amenities (seating area, dog run, playground) in addition to stormwater maintenance should be provided. The homeowner's documents should be provided to the Board for review as a condition of approval.
11. It is noted that the driveways for each end-unit townhome are located outside of the proposed lot line for each of these units. The responsible party for maintenance and upkeep of the driveways should be discussed as well as an easement for the homeowner to use the driveway to access the townhome.

Subdivision Plat

11. TOWNSHIP CHECKLIST

- a. *Details Required for Preliminary Major Subdivision Plats and Preliminary Major Site Plans. Each preliminary major subdivision plat shall be drawn by a licensed land surveyor and shall be based on new or existing current and accurate survey of the property being subdivided. Each preliminary major site plan shall be drawn by a professional engineer or architect, based upon a survey prepared by a licensed land surveyor. Such survey information may be transposed to other drawings if duly noted as to the date of the survey, by whom and for whom it was prepared. The survey that this map is based on should be referenced.*
- b. *The name(s) and block and lot number(s) of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor.*
- c. *If the applicant is a partnership or a corporation, the names and addresses of all partners, or the names and addresses of all stockholders owning 10% or more of any class of stock of the corporation in accordance with N.J.S.A. 40:55D-48.1 et seq.*
- d. *If a survey is referenced, a copy of a signed and sealed survey by a licensed New Jersey land surveyor, showing the tract boundary, topographic information, existing conditions, and all "critical areas", as defined by this chapter. A copy of the survey that this plan is based upon should be provided for review.*

12. ADMINISTRATIVE CODE

- a. *The plan should be based on a property survey. A copy of the survey that this map is based upon should be referenced and provided.*
- b. *Width of the traveled way is not shown for U.S. Rt. 206.*

13. RECORDATION LAW

- a. *All permanent easements, including sight triangle easements, utility easements, etc., shall be shown and dimensioned.* There is an existing 10' wide drainage easement that runs along the southerly line of the tract that should be dimensioned. There is a 25' wide stream maintenance easement along Fox Run that should be dimensioned.
- b. *The map shall show the date of the survey and shall be in accordance with the minimum survey detail requirements of the State Board of Professional Engineers and Land Surveyors.* The plan does not reference a survey. The surveyor's certification indicates that "this map and survey dated December 11, 2020 meets the minimum requirements..." This map is dated January 17, 2023, and does not reference a survey. It is suggested that the certification say "this map is based on a survey dated December 11, 2020 and that both meet the minimum requirements...". The survey that this map is based on should be referenced.
- c. The plans should reflect approved street name and block and lot numbers as assigned by the Township Tax Collector.
- d. Note 6 indicates that iron pins shall be set at all property corners that will not be occupied by a concrete monument. It is recommended that iron pins are shown as to be set on the corners of proposed Lots 33.02 and 33.04 and the northerly corner of proposed Lot 33.03.

14. GENERAL SUBDIVISION COMMENTS

- a. Proposed Lot 33.04 (pump station) and Lot 33.03 (lands to be dedicated to the Township) will be land locked lots. The applicant should discuss access to both of these lots.
- b. There is a N.J.A.W. "non-exclusive easement 'A'" identified on the site plan that is not referenced on the subdivision plan.
- c. The N.J.A.W. exclusive easement does not extend to the pump station lot. It appears that the water and sewer lines extend beyond the easement into the pump station lot.
- d. There appears to be a gap in the 15 FT wide sanitary sewer easement as it crosses over new lot 33.01.
- e. Note 3 notes a proposed conservation easement but there is none shown.
- f. Closure reports of the entire tract and each proposed new lot should be provided.
- g. There is only one POB shown. It is for the N.J.A.W. easement. A POB should be noted for each proposed lot.
- h. The legal descriptions for each lot should be provided to the Board Professionals for review.

Site Plan

15. It is recommended that the site plan be provided at a larger scale, similar to the other plans in the plan set. This would allow clearer reading of the plans.
16. The applicant is seeking Preliminary and Final Subdivision and Site Plan. The coversheet should be updated to include the subdivision.
17. Sheet 3 is titled "Preliminary Subdivision / Site Plan". The title should be updated as the application is seeking Preliminary and Final approvals.
18. The parking spaces (2 spaces and 5 spaces to the south) should be dimensioned to the property line.
19. Numerous callouts are provided on the grading and utility plan that should be shown on the site plan. These include fence at dog park; fence at townhomes; curbing, pedestrian walkways, etc.
20. All sidewalks should be dimensioned, including the sidewalk along US 206, at the sitting areas, etc.
21. A 4 FT sidewalk is proposed. A 5FTx5FT ADA passing area should be provided at intervals not exceeding 200 FT. This office defers to the NJ DOT for comment on the sidewalk along US 206.

22. Sight triangles have been provided at the various intersections within the development. It is noted that the sight triangle crosses the driveways on proposed Lots 33.30 and 33.31. Specifically for Lot 33.31, the sight triangle includes the majority of the driveway space. It is unclear if a car can safely park on the driveway without impacting the proposed sight triangle. An easement should be prepared for the owners of Lots 33.30 and Lot 33.31 for the sight triangle.
23. It is noted that mailbox clusters are proposed for both the townhome property and the apartment lot. The applicant should provide testimony regarding the following:
 - a. The location of the mailboxes at the apartment lot is between 2 accessible parking spaces. It is recommended that the mailbox location be moved so that those who drive to access their mail do not park in the accessible spaces.
 - b. It is recommended mailboxes for the townhouse units be moved across the street near the 5 parking spaces to provide space for vehicles to park while residents retrieve their mail.
24. The width of proposed Road A should be provided.
25. The applicant should discuss if a parking area is to be provided for the pump station.

Grading / Drainage

26. Note #8 states that roof runoff will be pretreated by leaf screens, first wash diverters or roof washers. The pretreatment details should be provided.
27. Note #9 on the grading and drainage plans should be updated to indicate that the MTD information is provided on Sheet #13.
28. The Township has a soil hauling limit of 20 CY without prior approval of the Planning Board. It is recommended that the applicant estimate the export and/or import of soil to be moved at this time and request a waiver from the Township.
29. The grading should be extended, if necessary, into the area for the dog run. At a minimum, spot grades at the corners should be provided.
30. Top of curb/bottom of curb elevations should be provided at the mountable curb.
31. There is a drainage flow arrow between Building #10 and #11 which should be reviewed and revised accordingly.
32. The spot grades at the rear of Building #12 should be reviewed and revised accordingly. Spot grades of 87.1, 87.2 and 86.8 are between the 82 and 83 contours.
33. The grades at Building #7 should be reviewed and revised accordingly.
34. The spot grade (93.45) at the NW corner of Building #9 should be reviewed.
35. Grading at the 90 contour to the north extends beyond the proposed limit of disturbance. The LOD should be expanded to include the proposed grading.
36. Additional spot grades should be provided for the sidewalk to the dog run and the pedestrian pathways around the on-site amenities (seating area, playground, etc.).
37. The 80 contour at the sanitary sewer pump station should be extended to include the proposed SMH#12.

38. The driveway slope information should be provided on the “south” grading plan similar to what is provided on the “north” grading plan.
39. The 86 and 87 contours should be reviewed in front of Building #1.
40. There is a spot grade of 86.15 on the 85 contour to the south of Building #3. In addition, a spot grade of 86.5 is depicted within the Building #3 footprint.
41. Cleanouts for roof drains should be depicted. Include the invert.
42. There are numerous locations where the storm and water lines cross the sanitary sewer line. Should any of these crossings require concrete encasement, this should be depicted on the plan.
43. A temporary construction easement may be required for the proposed work on Block 6002, Lot 4.

Profiles

44. The pipe between CB2-6 and CB2-5 should be provided.
45. The 15” RCP storm pipe crossing between SMH#9 and SMH#10 should be depicted.
46. The length, diameter and material of the pipe between SMH#8 and SMH#10 should be provided.
47. The 30” RCP storm pipe crossing between SMH#8 and SMH#10 should be provided.

Stormwater

48. It is noted that pretreatment of roof runoff is to be provided by leaf screens, first flush diverters or roof washers. Maintenance of any proposed treatment method should be included in the operations and maintenance manual.
49. It is recommended that an aerator be provided for the proposed pond.
50. There are 2 HW#2 callouts, overlapping each other on Sheet 14. This should be reviewed as 2 different TWs are provided.
51. The grate elevation is 81.5 on the plans and 80 in the stormwater management report for the OCS.
52. The maintenance access for the basin should be depicted.
53. The minimum inflow drainage area per Chapter 10.4 of the NJ BMP states that a pond category of a constructed wetland requires 25 acres. The design drainage area is 8.95 acres. This should be reviewed.
54. It is noted that the stormwater system designed is for the overall tract. A separate design has not been provided for each project area (apartments, townhomes and pump station). The ultimate responsibility for maintenance and upkeep should be noted. Proper documentation should clearly identify the responsible party.
55. Operations and Maintenance Plan:
 - a. Sheet 5 should contain a north arrow as the reference to the Pond refers to the direction from the specific buildings.

Sanitary and Pump Station Lot

56. Our office recommends that the comments provided in the May 11, 2022 memo of the Township Engineer be addressed.

57. The applicant should be prepared to discuss the options presented for the pump station, Option A and Option B, and the benefits of each. The Applicant should provide a concept plan illustrating that the proposed sewer design is feasible to collect and convey off-site sewer per §12-7.3d. The final design should be decided upon and depicted on revised plans should be Board act favorably on this application.
58. An exhibit should be shared with the Board at the hearing depicting the options for the proposed sanitary sewer and off-site sewer service, demonstrating that the layout and sizing works for the off-site sewer.
59. Notes should be provided on the plan regarding testing requirements for the sanitary sewer. Construction and testing should conform to the Township code. All testing should be completed prior to acceptance and certificate of occupancy.
60. The access drive from Road A should be labeled to the pump station. A detail should be provided.
61. The fence on the proposed pump station lot should be identified and a detail provided. A gate should be provided to allow for access from the public works property.
62. Testimony should be provided regarding the maintenance responsibilities for the sanitary lines beneath Road A and Road B (private roads). If the lines are to be privately owned, a note should be added to the plans stating that the Township shall have the right (but not the obligation) to enter upon the property to perform the requisite maintenance at the responsibly party's expense.

Landscaping and Lighting

63. The sight triangles should be provided on the landscaping plan.
64. It is noted that the proposed MTDs include tree plantings. All MTDs should be depicted on the plan and the proposed landscaping provided. It does not appear that there is any landscaping located within the proposed area of the MTD.

Details

65. A decorative fence detail is provided. The location of this fence should be depicted on the plan. Fences are a maximum of 4 FT in height in front, side and rear yards. This fence is greater than 4 FT in height. A waiver for the fence height will be required (see Waivers).
66. The accessible parking space detail does not match what is depicted on the plan.
 - a. Provide paint color, stripe width and material type.
 - b. It is recommended that the accessible sign be placed at the curb line within a bollard.
67. There is a detail for a landscape wall. This should be depicted on the site plan.
68. There are 2 proposed site signs. The applicant should indicate which sign it proposed and the other sign detail should be removed.
69. It is recommended that a man door be provided at the trash enclosure.
70. It is recommended that 6" reinforced concrete be provided for the base of the trash enclosure.
71. A bike shed is proposed for the apartment buildings. A detail should be provided. The height should be included demonstrating that the accessory building height of 15 FT has not been exceeded, or a waiver will be required.

Permits and Approvals

72. The following is the list of outside agency approvals required for this application. The applicant should submit copies of all permits/approvals to the Board as each are received.
- a. Somerset County Planning Board, application January 20, 2023.
 - b. Delaware and Raritan Canal Commission, application, January 20, 2023.
 - c. NJ DEP, Flood Hazard Area Verification, dated August 29, 2022.
 - d. NJ DEP, Freshwater Wetlands Letter of Interpretation, Line Verification, dated January 7, 2020.
 - e. NJ DEP, Freshwater Wetlands General Permit.
 - f. Any others that may be required.

Administrative

73. The applicant shall pay all taxes, fees and required escrow due and owing.
74. This office reserves the opportunity to make further comment if additional information is presented.
75. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by a point-by-point response letter to the comments of the Board's professional staff.

Should you or the applicant have any questions, please do not hesitate to contact this office.

RRD/mbs

Cc: Harlingen Associates, LLC, applicant (vscott@country-classics.com)
Michael K. Ford, PE, Applicant's Engineer (mford@vancleefengineering.com)
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