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Shade Tree Committee

TO: Planning Board

July 17, 2023

FROM: Ewa Zak
Shade Tree Committee

RE: HARLINGEN ASSOCIATES CASE # PB-03-23 B 6001 L 33,34,34.01, 35,35.01, 36

The committee has reviewed the plans for the above development, revised 5/18/2023, and offers the following comments:

1. The proposed development strikes a jarring visual intrusion into the neighboring Harlingen State and National Register(s) Historic District. Every effort should be made to provide as many trees as possible to buffer the village from the new development.
2. The application should be held to the full ordinance standard of 14 trees per acre of the gross area of tract. The property is 22.1891 acres, so the number of trees required is 311, plus the required street trees and buffer trees.
3. The landscaping plan proposes a total of 344 trees. This includes 62 street trees and 89 buffer trees which should be excluded from the general count. So the count becomes 193, 118 short of the required formula number.
4. No requested tree variances should be granted given the large number of trees to be removed and their big size, as well as the disturbance in the conservation easement and critical areas. There is also great need to screen the development from Rt. 206, the public works site, and the village of Harlingen. 235 live trees will be cut down. The 61 existing trees that will remain may have an uncertain future due to sudden exposure and soil compaction during construction.
5. The 118 missing trees should be used to:
 - better screening of Rt. 206, such as adding depth to evergreen trees
 - add variety to the 2 species of evergreen trees used, by e.g. adding *Ilex opaca* - American Holly

- add more evergreen trees along the south and east boundary of the property to screen the historic village of Harlingen in the winter
 - provide dense buffer all around the pumping station
 - add to the number of street trees
 - clearly delineate the conservation easement and prevent trespassers
 - protect and enhance the woods edge created by clearing, which otherwise would degrade by sudden exposure
6. In addition to the standard two year guarantee required on all plant material, there should be a provision for continuous maintenance and replacement of plantings as they die or decline in the future. This should be the responsibility of the Homeowners Association and it could be stipulated in the Homeowners Association documentation .