



## MEMORANDUM

### Clarke Caton Hintz

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**To:** Montgomery Township Site Plan Subdivision Committee

**From:** Michael Sullivan, ASLA, AICP *MS*  
Emily Goldman, PP, AICP *Emily Goldman*

**Re:** **Montgomery Place, LLC**  
**Amended Preliminary/Final Major Site Plan – Building #2**  
County Club Meadows, LLC  
Block 5023, Lots 2 and 3  
BMPUD Belle Mead Planned Unit Development

**Date:** December 2, 2021

### 1.0 PROJECT AND SITE DESCRIPTION

- 1.1** The applicant is seeking amended preliminary/final site plan approval for Building 2. The applicant is proposing three tenant spaces within Building 2. One tenant will be an Asian Gourmet Foods grocery store and the other two tenants are unknown at this time. Kasia Market will be open from 7:00am to 9:30pm seven days a week. Additionally, Kasia Market hopes to hold outdoor events, holiday celebrations, and other enrichment activities for the local community during varying hours on the weekends in compliance with the Township's ordinance.
- 1.2** The design, zoning and general layout of this project was initially determined by a 2014 settlement agreement between the Township and County Club Meadows, LLC. A land use plan amendment and rezoning was approved by the Planning Board on July 21, 2014, with a subsequent GDP approved January 12<sup>th</sup>, 2015. While certain conditions are spelled out in the approved GDP, the zoning requirements for the district are described in the BMPUD district regulations indicated in *The Land Development Ordinance of Montgomery Township*.
- 1.3** Montgomery Place (formerly known as Pike Run Plaza) received preliminary subdivision and site plan approval on July 18, 2016 which was memorialized by Resolution PB-16-15, dated October 24, 2016. The applicant received final site plan approval for Building 1, the CVS Building, and the Community Operations Building, along with site improvements and infrastructure supporting the development of the entirety of Area 2 was approved pursuant to Resolution, PB-01-17, dated December 18, 2017. The applicant received amended preliminary and

John Hatch, FAIA

George Hibbs, AIA

Brian Slaugh, AICP

Michael Sullivan, AICP

Michael Hanrahan, AIA

Mary Beth Lonergan, AICP

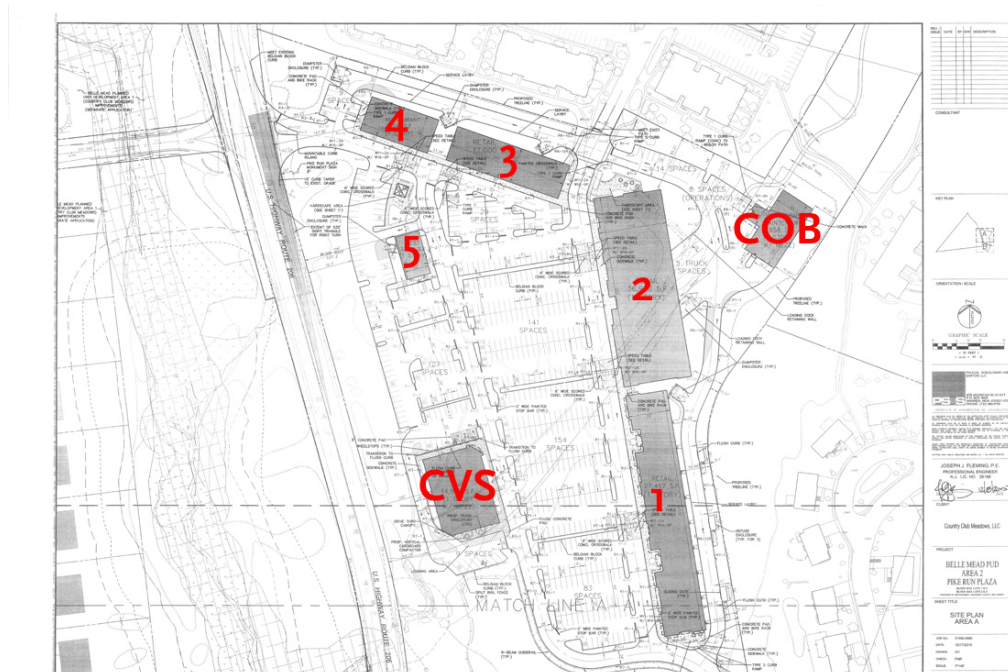


**MONTGOMERY PLACE, LLC**  
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final site plan approval for Building 3 pursuant to Resolution PB-05,19, dated January 6, 2020.

- 1.4 In order to easily discuss compliance of the various buildings, this office has identified the buildings as follows and shown on Figure 1 below. Building 2 is the subject of this review memorandum only. Information pertaining to Buildings 4 and 5 has not been submitted at this time. Prior to the issuance of building permits, the applicant must obtain final site plan approval for Buildings 4 and 5.



**Figure 1 - Building Identification Plan**

**2.0 USE AND BULK STANDARDS**

- 2.1 **Permitted Principal Use.** The application is in compliance. The BMPUD district, pursuant to §16-4.15-2 (Area 2), permits a variety of uses, including but not limited to retail sales of goods and services, offices, banks and/or child care centers, public purpose uses and multi-family residential dwellings. The proposed retail tenant spaces are permitted uses.
- 2.2 **Building Footprint.** The application is in compliance. The building footprints are the same as previously approved under PB-05-19. The cumulative building



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footprint area continues to equal the maximum permitted 102,000 square feet of retail sales of goods and services, offices, restaurants, banks and/or child care centers. It should be noted that the mezzanine area within the CVS Building was not counted towards the cumulative building footprint; therefore, the proposed mezzanine area within the proposed Asian Market tenant space also is not counted towards the cumulative building footprint. See Table 2 below table for additional information.

Table 2: Building Footprint Modifications		
Building ID	Approved Final Site Plan Building Footprint	Proposed Amended Preliminary/Final Site Plan Building Footprint
Building 1	27,542 sf	27,542 sf
Building 2	37,180 sf	39,610 sf
Building 3	12,000 sf	10,000 sf
Building 4	7,200 sf	7,200 sf
Building 5	3,150 sf	3,150 sf
CVS Building	14,498 sf	14,498 sf
TOTAL	101,570 sf	102,000 sf

- 2.3 **Area and Yard Requirements.** The application is in compliance. The application maintains the previously approved area and yard requirements.

**3.0 PARKING, LOADING & CIRCULATION**

- 3.1 **Off-Street Parking.** The application is in compliance. Pursuant §16-4.15.2(b)4, the project would require the following number of parking spaces:

Table 3: Off-Street Parking Requirements §16-4.15-2b.4				
Use	Proposed	Required (Minimum)		Provided
Retail/Office Space	88,850 sf	1 space/200 sf =	445	548
Restaurants	3,150 sf / 83 seats	1 space/3 seats =	28	
Child Care Center	10,000 sf / 45 empl. / 220 children	1 space / 1 employee + 1 space / 8 children =	73	
Community operations building	8	0	0	8
TOTAL		546		556



The applicant is proposing 556 off-street parking spaces consisting of 548 spaces associated with the retail/office/restaurant/child care center and eight (8) spaces associated with the community operations building.

- 3.2 **Electric Vehicle Supply/Service Equipment.** *The Board should determine if one electric vehicle supply/service equipment station shall be located at an accessible parking space.* On July 9, 2021, Governor Murphy signed into law an act concerning electric vehicle supply equipment and Make-Ready parking spaces and amending and supplementing the Municipal Land Use Law (C.40:55D-1 et seq.) P.L. 1975, c.291. The law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Made-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements related to EVSE in all 565 municipalities within New Jersey.

In order to implement the act, the Department of Community Affairs (DCA) was tasked with adopting a model statewide municipal EV ordinance on its website. The model ordinance is required to include the installation, sightline and setback requirements and other health- and safety-related specifications for EVSE and Make-Ready parking spaces. The intent of the model statewide ordinance is to ensure that municipalities are requiring installation of EVSE and Make-Ready parking spaces in a consistent manner and also provide an ordinance that can be easily used by every municipality with no or minimal amendments by the municipality. The model statewide ordinance is mandatory and became effective in every municipality when it was published by the DCA on September 1, 2021.

The building is 39,610 square feet and requires 1 parking space for every 200 square feet; therefore, Building 2 requires 198 parking spaces. The model ordinance requires 4% of the parking spaces for a lot greater than 150 spaces to be Make-Ready spaces, 5% of them have to be ADA accessible. As such, Building 2 requires 8 Make-Ready spaces; 1 space should be ADA accessible (0.4 spaces rounded to the next whole number). The applicant is proposing 4 dual charging stations, resulting in 8 EVSE spaces, none of which are accessible. However, it is not clear if the model ordinance applies to applications for amended preliminary approval. Since it is not clear if the model ordinance is applicable to this application, the Board should determine if one of the EVSE spaces shall be located at an accessible parking space.



#### 4.0 LANDSCAPE DESIGN & PLANTINGS

The following includes a review of basic dimensional regulations; however, the technical review of plantings is deferred to the Board Landscape Architect.

- 4.1 **Landscaped Area.** The application is in compliance. §16-4.15.2(b)7(e) requires all portions of a lot not covered by buildings or structures (e.g., parking lots, parking spaces, loading areas, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be suitably landscaped with grass, shrubs, and trees and shall be maintained in good condition. In any case, no less than 45% of the area of the lot shall be landscaped, and the landscaped area may include approved detention and/or retention basins. The application maintains the minimum landscaped coverage of 50.5%.

#### 5.0 ARCHITECTURE AND BUILDING DESIGN

- 5.1 **Building Height.** *Bulk variance relief is required.* §16-4.15.2(b)3 requires that “no principal building shall exceed thirty (30) feet in height except as further allowed in §16-6.2b.” §16-6.2(b) states “penthouses or roof structures for the housing of stairways, tanks, ventilating fans, air conditioning or similar equipment required for the operation and maintenance of the building, skylights, spires, cupolas, flagpoles, chimneys or similar structures associated with buildings in the HC, NC, REO-1, REO-2, REO-3 and MFG Districts may be erected above the height limits, but in no case more than twenty (20%) percent more than the maximum height permitted for the use in the district.” The Architectural Plans identifies a maximum height of 32.47 feet (based upon pre-development grades) and 32.24 feet (based upon proposed grades). Since the height exceedance is less than 10% the permitted maximum height, bulk variance relief is required.
- 5.2 **Building Stories.** The application is in compliance. §16-4.15.2(b)3 requires that “no principal building shall exceed one and one-half (1 ½) stories in height.” The applicant is proposing a one-story building with a 1,900 square foot mezzanine.
- 5.3 **Building Façade.** The application is in compliance. §16-4.15.2(b)7(c) requires that “the front, sides and rear of the building shall be similarly designed and finished with the same materials and similar architecture. The building exterior shall have vertical and/or horizontal offsets to create visual breaks along each facade. Long, monotonous, uninterrupted walls are not permitted.” This proposed Architectural Plans are



consistent with the administratively approved amended Architectural Plans, last revised August 16, 2018, for Building 1.

- 5.4 **Trash Enclosure. Additional information is required.** §16-4.15-2b.5c states that at least one (1) trash and garbage pick-up location within convenient access to the building, with provisions for the separation of recycling, shall be provided. The *Site Plans* and the *Architectural Plans* are not consistent regarding the trash enclosures adjacent to Building 2. The applicant should clarify the extent and location of the trash enclosure(s) adjacent to the two truck loading spaces. Will the concrete pads for trash and recycling associated with the proposed Asian Market be enclosed? The applicant should confirm that the trash enclosure materials shall be consistent with the previously approved trash enclosure materials. Details for the trash enclosures and dumpster enclosures should be provided.

## 6.0 SIGNS

The applicant has not provided any sign information or details for Building 2 at this time. Pursuant to Resolution PB-16-15, the Board approved a sign package with the following limitations:

- Maximum Sign Area: 50 square feet (including any logo)
- Maximum Sign Length: 80% of the horizontal length of the bay
- Maximum Sign Height: 5 feet
- Maximum Letter Height: 2.5 feet
- Sign illumination hours of operation limits of 12 Midnight for retail uses and 1 AM for businesses that serve food or alcohol

The proposed sign(s) for Building 2 shall comply with the above sign package requirements as well as:

- The number of primary building signs;
- Information and directional sign requirements, as applicable;
- Sign illumination background requirements, as applicable; and
- Sign illumination intensity requirements, as applicable.

Should the applicant fail to comply with any of the above requirements, variance relief shall be required.



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**7.0 MISCELLANEOUS**

- 7.1 **Fence Height.** *Additional information is required.* §16-5.3(b) states that a wall can be no higher than four (4) feet when located in side, rear or front yard areas. The applicant is proposing a retaining wall in the rear of the Building 2. The *Grading Plan* should be revised to indicate the top and bottom of the wall to determine the maximum height of the proposed wall.

**8.0 CONSIDERATION OF THE “C” VARIANCES**

- 8.1 The following sections summarize the “c” variance criteria for the purposes of establishing a framework for review. The applicant bears the burden of proof, which is divided into two parts, in the justification of the “c” variances. The applicant must justify the “c” variances separately and each variance must satisfy both parts.

- 8.2 **Consideration of the Positive Criteria.** To satisfy the positive criteria for a “c” variance, the applicant has two choices. First, known as “c(1)” variance relief, the applicant may demonstrate that strict application of the regulation would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship due to one of the following:

- By reason of exceptional narrowness, shallowness or shape of a specific piece of property;
- By reason of exceptional topographic conditions or physical features uniquely affecting the specific piece of property; or
- By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

Alternatively, and known as “c(2)” variance relief, the applicant may demonstrate the following positive criteria in support of the request for relief:

- Where in an application or appeal relating to a specific piece of property to purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

- 8.3 **Consideration of the Negative Criteria.** Should the applicant satisfy the positive criteria, it must also be demonstrated that that the granting of the variance can be accomplished without resulting in substantial detriment to the public good and



without substantial impairment of the intent and purpose of the zoning ordinance and zone plan. These factors are referred to as the negative criteria.

## 9.0 MONTGOMERY'S RELEVANT LAND USE POLICIES

9.1 **Master Plan Goals.** The Township Master Plan includes several goals which are relevant to the Board's consideration of this application. The following goals can be found on page 6 through 8 of the 2017 Master Plan Reexamination Report:

3. The Development Plan should recognize the physical characteristics of the Township and acknowledge the inherent capabilities and limitations of the land to host different types of community development at appropriate densities and intensities.

The approval of the GDP, rezoning, and Land Use Plan Element Amendment calibrated the future development of the site to match the Townships Master Plan. The amended preliminary/final site plan presented with this application largely aligns with these three reference documents.

5. Recognizing the housing obligations of the municipality, but attempting to prevent sprawl and maintain a development mix balanced between residential and non-residential construction, the Development Plan should guide and contain the principal commercial and higher density residential development within the municipality to specific areas of concentrated land uses. One of these areas, referred to as the Rocky Hill node, currently exists along Route 206 near its intersection with Route 518. A second area, originally proposed in the 1974 "Housing Report", is situated within the Belle Mead area of the Township at the northern terminus of Route 206 north of Cruser Brook and Belle Mead-Griggstown Road, and is referred to as the Belle Mead node.

The site is located within the Belle Mead node of the Township and the development of this project provides for a child care center. By providing commercial uses in close proximity Sub-Development Area 1 Country Club Meadows residential development this project guides development to the appropriate locations and provides more opportunity for pedestrian activities.

## 10.0 APPLICANT, OWNER AND PROFESSIONAL





**MONTGOMERY PLACE, LLC**  
PRELIMINARY/FINAL MAJOR SITE PLAN – BUILDING 2

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Clarke Caton Hintz

- 10.1 **Applicant / Owner:** Montgomery Place, LLC, 90 Woodbridge Center Drive, Suite 600, Woodbridge, NJ 07905. Telephone: 732.750.1111. Facsimile: 735.283.8233. Email: wkhayes47@comcast.net.
  
- 10.2 **Attorney:** Ronald Shimanowitz, Esq., Hutt & Shimanowitz, 459 Amboy Ave, Woodbridge, New Jersey 07095. Telephone: 732.634.6400. Facsimile: 732.634.0718.
  
- 10.3 **Architect:** Larry Appel, AIA, Appel Design Group Architects, 220 South Orange Avenue, Suite 100, Livingston, NJ 07039. Telephone: 973.994.1776. Facsimile: 973.577.4455. Email: la@adgarchitects.com
  
- 10.4 **Engineer:** Patricia Ruskan, PE, Paulus Sokolowski and Sartor, LLC, 3 Mountainview, Warren, NJ 07059. Telephone: 732.560.9700. Facsimile: 732.764.6879. Email: pruskan@psands.com

**11.0 MATERIALS REVIEWED**

- 11.1 *Montgomery Township Planning & Zoning Board Application* and related documents, dated October 13, 2021.
  
- 11.2 *Application for Amended Preliminary and Final Site Plan*, 10 sheets, prepared by PS&S LLC, dated December 17, 2015, last revised October 18, 2021.
  
- 11.3 *Architectural Plans*, 5 sheets, prepared by Appel Design Group, last revised October 18, 2021.
  
- 11.4 *Deed of Sanitary Easement*, dated October 3, 2017.
  
- 11.5 *Deed of Drainage Easement*, dated April 19, 2018.
  
- 11.6 *Declaration of Covenants and Restrictions*, dated April 20, 2018.

**12.0 SUMMARY**



**MONTGOMERY PLACE, LLC**  
**PRELIMINARY/FINAL MAJOR SITE PLAN – BUILDING 2**

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Clarke Caton Hintz

The applicant is requesting amended preliminary/final site plan approval with bulk variances for Building 2. Based on our initial review, the application is in compliance with one potential exception for the tree planting requirement. This list is not exhaustive and may be augmented by analysis performed by other Board professionals.

- a) Bulk Variances  
§16-4.15-2(b)3 Building Height
- b) Exceptions  
None

Please do not hesitate to contact this office with any questions you may have.

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Christopher J. Noll, PE, CME, PP  
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Rakesh R. Darji, PE, PP, CME, CFM, Vice President  
Harry R. Fox, NICET III, CPSI  
G. Jeffrey Hanson, PE, CME  
Joseph R. Hirsh, PE, CME, CPWM  
C. Jeremy Noll, PE, CME, CPWM  
Joseph P. Orsino, Jr. CET  
Marc H. Selover, LSRP, FG  
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

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

Date: December 3, 2021  
55143 02

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

RE: Montgomery Place, LLC  
Pike Run Plaza, Retail Building #2  
**Amended Preliminary and Final Site Plan  
Variance Plan  
Application #PB-04-21**  
2311 US Highway 206  
Block 5023, Lot 2 and 3  
Township of Montgomery  
Somerset County, New Jersey

Our office has reviewed the plans submitted for an Amended Preliminary and Final Site Plan application for Montgomery Place, Pike Run Plaza, Building #2. The applicant is seeking amended site plan approval for proposed changes to Building #2 from the previously approved restaurant/retail space (PB-01-17). The subject tract consists of Block 5023, Lots 2 and 3. It comprises 21.86 acres.

The applicant/owner, Montgomery Place, LLC, has previously received approval for a shopping center. This shopping center is currently under construction, and improvements to the site include 6 Retail/Operations buildings, parking, storm and sanitary sewer, sidewalks, landscaping and lighting.

The proposed Building #2 footprint has changed from its original approval while the total square footage of 39,610 SF remains unchanged. Minor changes to the loading and trash areas at the rear of the building are also proposed. The applicant will require a variance from the permitted building height.

There were three (3) previous applications for this project. PB-16-15 was adopted on 10/24/16 for the Preliminary Major Subdivision Preliminary Major Site Plan, Bulk Variances and Design Waivers for Area 2 and then PB-01-17 was adopted on 12/18/17 for the Final Major Subdivision/Final Major Site Plan Area 2, Phase 1. PB-05-19 sought a use variance to permit a Day Care in Building #3.

The following documents have been submitted to this office for review in support of this application:

1. Amended Preliminary & Final Site Plan, as prepared by Paulus, Sokolowski and Sartor, dated 12/17/15, revised through 10/18/21 (or as noted below), consisting of the following:

- a. Cover Sheet, C-1, revised to November 22, 2021 (building height)

- b. General Notes and Legends, C-2
  - c. Overall Site Plan, C-4
  - d. Site Plan Area, C-5, revised to November 10, 2021 (added EV information)
  - e. Grading Plan Area A, C-7
  - f. Utility Plan Area 1, C-9
  - g. Landscape Plan Area A, C-11
  - h. Lighting Plan Area A, C-13
  - i. Soil Erosion and Sediment Control Plan, C-15
  - j. Stormsewer Profiles, C-18
  - k. Site Details, C-22, revised to November 10, 2021 (added EV information)
- 2. Township of Montgomery, Land Development Application, #PB-04-21, dated 10/13/2021
  - 3. Township of Montgomery, Submission Checklists (Preliminary Major Site Plan and Final Major Site Plan), dated 10/22/2021
  - 4. Traffic Summary, prepared by Dynamic Traffic, dated 10/22/21
  - 5. Pike Run Retail Building #2, prepared by Appel Design Group, dated 6/10/21, revised to 10/18/21

**General Information**

Applicant/ Owner: Montgomery Place, LLC  
90 Woodbridge Center Drive, Suite 600  
Woodbridge, NJ 07095  
908-581-9580

Kevin Hayes  
Pike Run, LLC  
40 Pike Run Road  
Belle Mead, NJ 08502

Engineer: Paulus Sokolowski and Sartor, LLC  
3 Mountain View Road  
Warren, NJ 07059  
732-560-9700

Architect: Appel Design Group Architects  
220 South Orange Avenue, Suite 100  
Livingston, NJ 07039

Attorney: Ronald L. Shimanowitz, Esq.  
C/O Hutt & Shimanowitz, PC  
459 Amboy Avenue, PO Box 648  
Woodbridge, NJ 07095

Zone: Belle Mead Planned Unit Development (BMPUD)

**Zoning Chart**  
Chapter XVI Land Development  
Section 16-4.15-2, Area 2: Pike Run Plaza

	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>	<b>Compliance</b>
Minimum Lot Area	8 Acres	21.86 Acres		Complies
Principal Buildings – Setback Requirements				
Lot Frontage	500 FT	794.0 FT		Complies
Lot Width	500 FT	655.9 FT		Complies
Lot Depth	400 FT	N/A		Complies
Front Yard	100 FT	101 FT		Complies
Side Yard (each)	50 FT	50 FT		Complies
<b>Accessory Structure Minimums</b>				
Distance to Sideline	25 FT	6.10 FT		Variance*
Distance to Rear Line	25 FT	N/A		Complies
Distance to Other Building	20 FT	33.72		Complies
<b>Intensity Maximums</b>				
Floor / Area Ratio	0.20	0.12		Complies
Lot Coverage	55%		49.5%	Complies
Retail Buildings	2 (minimum)	6 (provided)		Complies
Retail Space	102,000 SF	102,000 SF		Complies
Maximum Building Height – Building #2	30 FT (1-1/2 Story)	N/A	23.15' to mansard roof; 32.47' to peak	Variance**
Maximum Building Height – Community Operations	25 FT (2 stories)	27'-0"		Variance*
<b>Signs</b>				
Maximum Freestanding Sign	2 Signs	2 Signs		Complies
Maximum Freestanding Sign Area	75 SF	184 SF		Variance*
Maximum Height	8 FT	15'-4"		Variance*
Minimum Setback to Street	20 FT	20 FT		Complies
Minimum Setback to Adj Property	25 FT	51.05 FT		Complies
Maximum Number of Tenant Signs	1 / Tenant	TBD		
Maximum Area of Tenant Signs	50 SF	TBD		
<b>Parking</b>				
Retail (1 space / 200 SF Floor Area)	$88850/200 = 445$			See Below
Restaurant (1 space / 3 seats)	$83 \text{ seats} / 3 = 28$			See Below
Child Care (1 space/employee and 1 space /8 children) – 45 employee; 220 children	45 employee + $220/8 = 28$			See Below
Total Parking	546 spaces	548 spaces		Complies
Parking Setback	25 FT (street) 15 FT (adjacent pl)	69.28 FT (Rt 206) 15.07 FT adjacent PL		

Parking Stall Size	9FT x 20FT	9FTx20FT 9FTx18FT at perimeter		Complies Variance*
Off-Street Loading	6	4 + layby loading spaces		Complies
Minimum Refuse Locations	6	10		Complies

\* This variance was granted under a previous application.

\*\* Variance required

### **Submission Waivers**

The applicant is seeking the following submission waivers from the Preliminary Major Site Plan Checklist.

#48 and 48A through K – Stormwater – *The stormwater system has been designed and constructed. The applicant states that the de minimis modifications to the site for the Building #2 modifications can be accomplished with the previously designed and constructed facilities. **The applicant is seeking a submission waiver from providing stormwater management.***

#55 – Environmental Impact Statement. *The EIS was previously provided as part of final site plan approval. **The applicant is seeking a submission waiver from providing the EIS.***

#67 – Submission of all required information of the planned development. *The overall layout of the BMPUD is included on the Amended Site plans, the exact design of the remaining areas is deferred until potential tenants/developers are identified. **The applicant is seeking a submission waiver from providing the information until tenants/developers are identified.***

The applicant is seeking the following submission waivers from the Final Major Site Plan Checklist:

#6 – additional details required from preliminary approval. *This application is for final site plan approval for Building #2 only. **The applicant is seeking a waiver is requested from providing further information.***

#7 – Section or staging plan. *Conceptional phasing plans previously provided as part of final site plan approval. **The applicant is requesting a submission waiver.***

#12 – Storm and sanitary sewer and water mains. *Plans and profiles have been previously provided as part of final site plan approval. **The applicant is seeking a submission waiver.***

#15 – Other agency approvals. *Applications to other agencies have been previously provided as part of final site plan approval. The applicant is seeking a submission waiver from providing stormwater management. **The applicant is seeking a submission waiver.***

### **Variances**

1. Ordinance Section 16-4.15-2b.4 allows for a principal building height of 30 feet maximum and 1-1/2 stories in height. Building #2 height is proposed to be 23.05' to Mansard Roof and 32.47' to peak. A variance will be required.

### **General**

1. The building footprint has changed from the previously approved application. The total square footage has not changed. The applicant however should quantify any changes in the total impervious surface.
2. A proposed retaining wall is depicted on the site to the rear of Building #2. A detail for this retaining wall should be provided.
3. A dumpster enclosure is now proposed. A truck turning template should be provided to demonstrate accessibility to this dumpster.

4. The location of the dumpster enclosure is now labeled “trash enclosure concrete pad.” The applicant should provide testimony as to if these are typical enclosures or if this is just a concrete pad. The plans depict what appears to be a concrete pad.
5. The previously approved plans provided 5 truck spaces, approximately 15’ x 63.5’. The amended plans provide 2 truck spaces 12’ x 70’. The applicant should provide testimony regarding loading requirements and whether the proposed uses for Building #2 can be serviced by only 2 loading space where 5 were originally proposed.
6. Sign T-2 has been reversed and now faces the loading zone, rather than the drive aisle. Clarify the sign facing direction and revise the plans as needed.

#### **Grading/Utility Plans, Area A**

7. The stormwater management plan is part of the overall stormwater management design of Country Club Meadows, Area 2 and was previously submitted. The Stormwater Management Plan was last revised February 2016 and Addendum #1, #2, #3 and #4, last revised December 2017 contain detailed design information. The storm sewer conveyance calculations were previously provided in Addendum #2, revised July 2016.
8. The site plan depicts a retaining wall at the rear of the building. Additional spot grades, including TW/BW, should be provided. It would be beneficial to have an inset provided to detail this area.
9. There are errant spot grades on the plans. These should be removed to avoid confusion (BW 93.5, 94.4, etc.).
10. These plans show that a trench drain and 12” PVC pipe have been removed. The applicant states that this minor change is de minimis to the constructed stormwater management facilities.
11. The minor changes to the rear of the building result in changes to the grades of 2 stormsewer inlets. There are no changes to the pipe inverts of these inlets.
12. Inlet DI 530 will have a plug added to where the previously installed stormsewer entered the inlet.
13. The plans show an existing crossing between storm and sanitary sewer lines. As the stormsewer line has been removed this label is no longer needed and should be removed from the plan.

#### **Landscaping and Lighting**

14. There is no reduction of landscaping proposed. Proposed evergreen trees have been relocated.
15. The extent of the proposed lawn area at the rear of the building (southeast corner) should be depicted.
16. The changes to the lighting plan do not appear to deviate from the lighting requirements of the previously approved plans.

#### **Soil Erosion and Sediment Control**

17. There is no proposed stockpile location.

### **Electric Vehicle Charging Stations**

18. The applicant is proposing 4 charging stations which will provide access for 8 vehicles to charge at the same time.
19. The plans should be updated to provide a dimension between the curb and the charging station. In accordance with the NJ Ordinance for Electric Vehicle Charging Stations, a charging station should be set back a minimum of 2 feet from the face of a curb.
20. The applicant should review the approved landscaping plan to verify there is no conflict with the proposed EV charging station locations.
21. The applicant has provided a sign detail for the EV charging stations. The applicant should also provide a detail in accordance with the State Ordinance for Electric Vehicle Charging Stations, Section F4.a to provide signage, pavement paint colors and symbols for the EV spaces.

### **Permits & Approvals**

22. The applicant shall secure any and all other approvals, licenses, and permits required by any other board, agency or entity having jurisdiction over the subject application or over the subject property:
  - a. Somerset County Planning Board
  - b. Montgomery Township Fire Marshal
  - c. Somerset-Union Soil Conservation District
  - d. Any and all others as required

### **Administrative**

23. We reserve the right to make further comments if additional information is presented.
24. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied with 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: Montgomery Place, LLC, Applicant ([wkhayes47@comcast.net](mailto:wkhayes47@comcast.net))  
Patricia Ruskan, PE, Applicant's Engineer ([pruskan@psands.com](mailto:pruskan@psands.com))  
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Gail Smith, PE, Township Engineer  
Karen Cayci, Esq., Planning Board Solicitor



LAUREN A. WASILAUSKI  
Open Space Coordinator



**PLANNING DEPARTMENT  
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**MEMORANDUM**

To: Montgomery Township Site Plan/Subdivision Committee  
From: Lauren A. Wasilauski, Open Space Coordinator  
Date: December 2, 2021  
Re: PB-04-21: Montgomery Place, LLC  
Block 5023 Lot 2.01; ("Montgomery Place", formerly "Pike Run Plaza" / Area #2)  
Amended Preliminary and Final Site Plan

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This office has reviewed the "Application for Amended Preliminary & Final Major Site Plan", prepared by PS&S (last revised 11/22/2021) and offers the comments below.

**A. Application Overview**

1. The applicant proposes to amend their previous approval by increasing the building height for "Retail Building #2" to accommodate a retail food market use.

**B. Landscaping / Tree Planting**

1. The applicant is amending the proposed plantings around the retail food market use.
2. Native species are required per Township Code Section 16-5.6.d.5. This office defers review of the proposed species to the Township Landscape Architect.
3. All plant materials should include a two (2) year guarantee as required by Township Code Section 16-5.6.d.10.

**C. Site Amenities**

1. This office appreciates the inclusion of benches and picnic tables for employees and guests to meet, each lunch, etc.
2. A bike rack is indicated in front of the daycare building. The bike rack would be more appropriate to be relocated to be immediately adjacent to the food market for the benefit of patrons.

3. It is the understanding of this office that the applicant intends to include 4 dual-port charging stations (for a total of 8 stations) in the parking area adjacent to the retail food market. However, these stations are not indicated on the plans provided. The applicant should provide testimony on the proposed EV charging stations, and provide an updated plan for the Board to review.