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MEMORANDUM

To: Zoning Board
From: Lauren A. Wasilauski, Open Space & Stewardship Director
Date: May 8, 2023
Re: BA-07-22 The Malvern School Properties, LP
Use Variance & Preliminary Site Plan
Block 28010 Lots 57 & 58
982 Georgetown-Franklin Turnpike (Somerset County Route 518)

This office has reviewed the following materials and offers the comments below:

- Preliminary Site Plan, prepared by Dynamic Engineering, dated 4/28/2022 (20 sheets + 2 additional sheets)
- Application package
- Environmental Impact Statement, prepared by Dynamic Engineering, dated December 2022

A. Application overview

1. The Applicant's property consists of two lots (lots 57 and 58) totaling 2.05 acres located on Somerset County Route 518 (Georgetown-Franklin Turnpike) in the Highway Commercial Zoning District ("HC").
2. The Applicant is applying to the Board for variances to construct a two-story 8,640SF daycare center and 4,000SF medical office with accompanying walkways, parking, and bioretention basin.

B. Sidewalks & Pedestrian Connectivity

1. Township Code Section 16-5.14C requires sidewalks on all public streets.

"Except for all local, rural collector and scenic collector roads in the MR District, sidewalks shall be provided along all existing streets upon which all residential and nonresidential developments abut, unless specifically waived in certain locations by the reviewing municipal agency based upon good cause shown by the applicant, such as, but not limited to, the existence or proposal of alternate linkages for pedestrian

- movement and/or where other improvements are proposed to better facilitate the movement of people between the development and adjacent lands;”*
2. The Applicant’s plans propose a sidewalk along a majority of the property’s frontage on Route 518, however the sidewalk doesn’t fully extend to the easterly property line. The Applicant should revise their plans to show a complete sidewalk.
 3. The Applicant’s plans show sidewalks along a majority of the property’s frontage of Brecknell Way, but not the full length. As properties in the vicinity are redeveloping, there may be more desire to walk, so sidewalk should be provided along the full frontage.

C. Tree Planting and Landscaping

1. Tree Removal: Sheet 3 provides a list of trees to be removed that includes 96 trees with a DBH greater than 6”. The site is effectively being scraped with minimal attempt to save any existing landscaping. The Applicant should explore saving some of the mature landscaping instead of fully denuding the lot and then replanting much smaller trees and shrubs.
2. Street Trees: Street trees are required at fifty foot (50’) intervals per Township Code Section 16-5.6.d.15.
 - a. The Applicant’s property has 267.77’ of frontage on Route 518 and is proposing five (5) street trees where five (5) are required.
 - b. The Applicant’s property has 569.62’ of frontage on Brecknell Way and is proposing eleven (11) street trees where eleven (11) are required.
3. Shade Trees: 14 trees per acre are required for residential and non-residential development per Township Code Section 16-5.6d.3.
 - a. Based on the ordinance requirement, a total of 29 shade trees are required.
 - b. According to the Landscape Schedule on sheet 8, the Applicant is proposing a total of 26 shade trees, 3 ornamental trees and 84 evergreen trees. After subtracting the sixteen (16) proposed street trees (which do not count toward the shade tree requirement), it appears the Applicant meets this requirement.
4. 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.
5. All plant materials should include a two (2) year guarantee as required by Township Code Section 16-5.6.d.10:

“All plant material shall be guaranteed for at least two (2) years from the date of landscape inspection for approval and any plant material that does not survive within

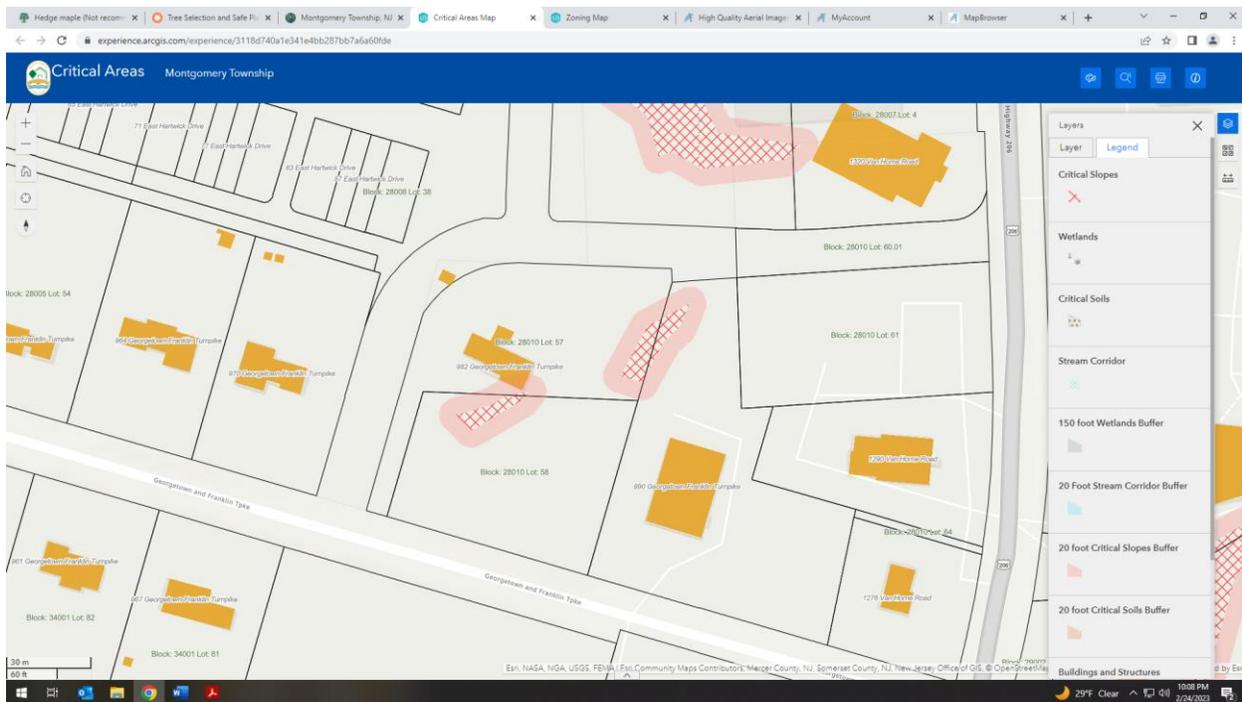
that time period or is in poor condition based upon the opinion of the Township Landscape Architect shall be replaced by plant material of the same size and species at the expense of the developer.”

Planting Note #5 on sheet 8 satisfies this requirement.

6. Per comments previously made to the Applicant, this office recommends deer protection be installed around trees in order to prevent browsing and deer rub. The detail provided on sheet 15 satisfies this comment.

D. Critical Areas / Conservation Easements

1. There are steep slopes on the property which the EIS report attributes to previous construction activities for the existing single-family dwelling (map below). Township Code Section 16-5.6e requires conservation easements or conservation easement deed restrictions on all critical areas. Because these steep slopes are not naturally occurring, this office does not recommend a conservation easement or deed restriction on these areas.



E. Electric Vehicles

1. Electric Vehicle Charging Stations

- a. Township Code Section 16-5.21d(2) requires a minimum of two (2) make-ready parking spaces for a parking lot sized between 51-75 spaces. The

Applicant proposes 58 total parking spaces and proposes two (2) electric vehicle charging stations. Ordinance requirement satisfied.

F. Lighting

1. The lighting details on sheet 9 specify that the three proposed light fixtures will use a color temperature of 3000K, which is satisfactory to this office.
2. The proposed lighting is directed downward and shielded, which is preferred.
3. The lights should be on a timer to turn off (preferred), or a dimmer to greatly reduce the lighting output during overnight hours, particularly since the preschool isn't open at night (most daycares close at 6:00PM).
4. The monument sign is specified to be internally lit. A sign with lighting mounted above and directed downward would be preferred, rather than an internally lit sign.
 - a. The comments above about color temperature as well as operating on a timer are requested for the monument sign as well.

G. Site Amenities

1. Three (3) play equipment areas are associated with the Malvern School, as well as one 15' x 15' shade structure. This office is pleased to see multiple play opportunities as well as accommodations for shade for staff and students.
2. Per previous comments issued by this office, a bike rack is now proposed at the front of the medical office area for visitors or staff.