



MONTGOMERY

TOWNSHIP, NEW JERSEY

LANDMARKS COMMISSION

MEMORANDUM

TO: SITE PLAN/SUBDIVISION COMMITTEE

FROM: LIZ PALIUS, LANDMARKS COMMISSION MEMBER

DATE: FEBRUARY 24, 2023

RE: CASE PB-07-22
BLOCK 28003 LOT 211
PRELIMINARY AND FINAL MAJOR SITE PLAN WITH BULK VARIANCES
BPS DEVELOPMENT COMPANY, LLC

We need to maintain “stormwater” on site – run off is not okay. Ineffective stormwater management is a threat to historic sites. Ida destroyed five (5) historic structures related to Bedens Brook. I was unable to attend the Site Plan/Subdivision Committee meeting on February 7, 2023, representing the Landmarks Commission, so I am making our comments now. I drove the entire Sharbell development several times and walked it as well after two (2) inches of rain fell over a three (3) day period. The entire tract (including Tapestry) lawns, roadways and bioretention basins were all bone dry. The entire plan is designed to empty into Bedens Brook as necessary. Driving north along River Road, Bedens Brook was many times its normal size and the Millstone was flooded and the river crossings at Griggstown and Blackwells Mills were closed because of high water.

On one of my walking trips, I met a resident of the Sharbell development who happens to be an Engineer and he walked and drove the entire site with me. His comments were that the basin design controlled the existing on site stormwater when it was less than the 100-year flood. Walking to Bedens Book, he pointed out debris hanging from trees at the edge of the brook at about 15-20 foot high.

The Engineering firm for this subdivision is the same as for the existing development so it should work as well to control on site new construction. However, the 100-year storm standard has got to be tested.

Do we know what the stormwater runoff into Bedens Brook was when the entire tract was wooded and the water runoff downhill; as opposed to the runoff post development of the entire tract?