

Memorandum

To: Montgomery Township Zoning Board

From: Richard Bartolone

Date: May 2, 2023

BPS Development Company, LLC

Case BA-07-22

Block 28003, Lot 211

Preliminary and Final Site Plan with Variance

This office has reviewed the set of plans prepared by Dynamic Engineering, dated 12/07/2022, last revised 4/10/2023 for the above referenced application. The letter addressing the final submission from Jeffrey Haberman has stated that the applicant will coordinate with this office prior to construction and revisions to the plans have been made. However, new comments on the revised plans and comments from the January 19, 2023, memorandum from this office require attention.

1. Township Code Section 16-5.6.d.10 specifies the plant guarantee period to be 2 years after Township approval. As requested, Note#5 of the Planting Notes on the Landscape Plan, Sheet 9, has been modified to indicate the required 2-year plant guarantee, however the accompanying guarantee period reference in the Planting Specification, Note#11 on the same sheet shall also be modified to change the guarantee period from one to two years.
2. Six (6) Hicks Yew (*Taxus media* 'Hicksii') have been listed in the Landscape Schedule and 12 have been identified on the Landscape Plan. This plant should not be specified on this site. It is heavily browsed by the resident deer population and an alternate upright evergreen shrub with similar growth characteristics shall be specified.
3. The requested modification to the parking setback along Hartwick Drive has been made. Additional plantings have been added but unfortunately the new plantings have been placed between the proposed street trees and Hartwick Drive. The line of street trees along Hartwick Drive should be installed closer to the proposed sidewalk, the plants added in the most recent revision shall be located closer to the parking area.
4. 'Shamrock' Inkberry Holly does not retain adequate foliage for a dependable evergreen buffer. An alternate, more dependable evergreen shrub species, such as 'Otto Luyken' Cherry Laurel, Plum Yew, Boxwood or an appropriate Juniper shall be specified in their place.