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MEMORANDUM

To: Site Plan / Subdivision Committee
From: Lauren A. Wasilauski, Open Space & Stewardship Director
Date: November 16, 2023
Re: PB-07-23 The Malvern School Properties, LP
Preliminary & Final Major Site Plan with Bulk Variances
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 & Final Major Site Plan, prepared by Dynamic Engineering, dated 8/17/2023, last revised 11/7/2023 (24 sheets)
- ALTA/NSPS Land Title Survey, prepared by Dynamic Survey, dated 8/26/2022, last revised 9/7/2022 (1 sheet)
- Architectural plans, prepared by Raymond Klumb Architect, undated, but date stamped “received” by the Township on 8/28/2023 (4 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 2.046 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 site plan approval to construct a two-story 11,332SF daycare center with accompanying fenced play areas, basketball court, 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 sidewalk along their full frontage of Route 518 and Brecknell Way and appear to be in compliance with the ordinance requirement.

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 which will provide far less shade and environmental benefits.
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 four (4) street trees where five (5) are required.
 - i. Sheet 3 indicates that a 30” DBH tree near the west end of the property (close to Brecknell Way) will be saved and could count toward fulfilling this requirement. This office defers to the opinion of the Board Landscape Architect on that determination.
 - b. The Applicant’s property has 700.05’ of frontage on Brecknell Way and appears to propose nine (9) street trees where fourteen (14) are required.
 - i. This office defers to the Board Landscape Architect on the placement or proposed street trees in order to preserve appropriate sight distance.
 - ii. Perhaps trees could be planted in groves to achieve the required number of street trees, provide a more natural appearance, while still preserving sight distance.
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 33 shade trees, 19 ornamental trees and 131 evergreen trees. After

subtracting the nineteen (19) required street trees (which do not count toward the shade tree requirement), it appears the Applicant meets this requirement.

- c. The Applicant should consider shade trees between play equipment areas 1 and 2 to provide more shade in this area for students and staff.
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 on following page). 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.

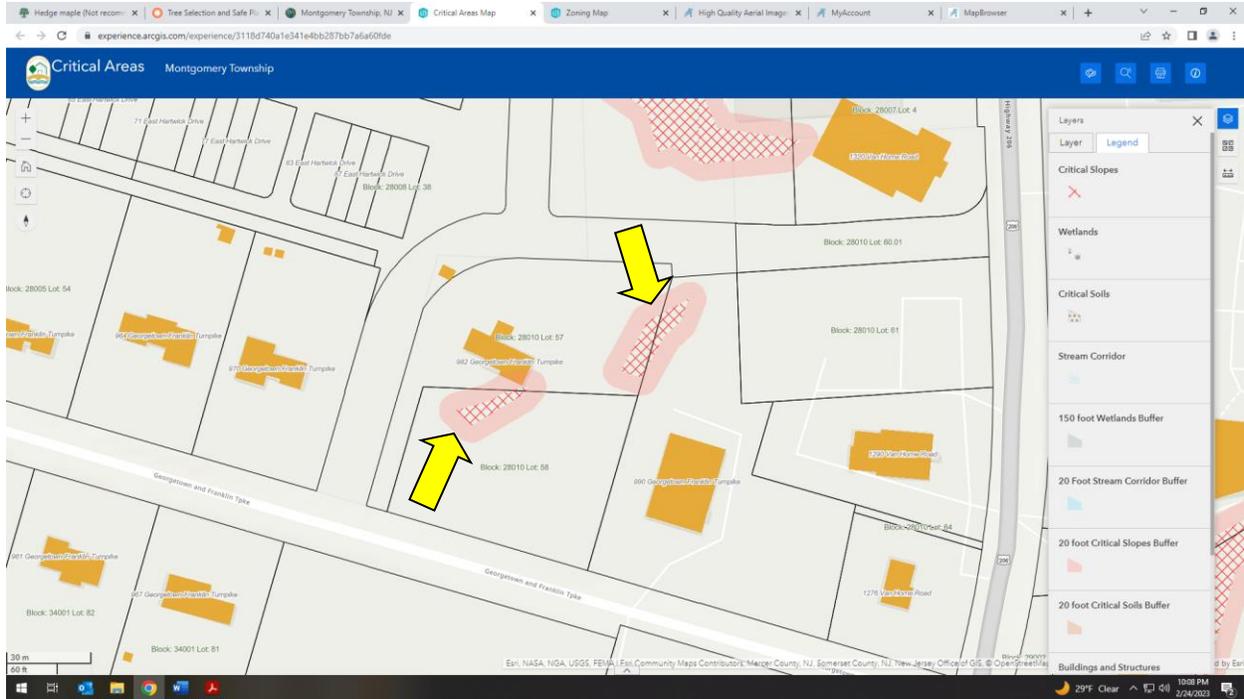


Figure 1: Screen grab of Montgomery Township GIS webmapper showing critical areas and associated buffer (in red crosshatching and solid pink/red) on subject lots.

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 51 total parking spaces and proposes one charging station with two (2) electric vehicle charging ports. Ordinance requirement satisfied.

F. Lighting

1. The lighting details on sheet 9 specify that the two types of exterior 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. Note 7 on sheet 9 indicates that site lighting will be turned off after business hours. This change from the previous plan revisions is appreciated.
4. The monument sign is specified to be internally lit. A sign with lighting mounted above and directed downward would be greatly preferred, rather than an internally lit sign.

- a. Mounted lighting should not exceed a color temperature of more than 3000K, and should operate on a timer to be turned off after business hours.

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.