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Memo To: Ms. Cheryl Chrusz, Planning Board Secretary
Montgomery Township Planning Board
100 Community Drive
Skillman, NJ 08558

Date: January 16, 2023
55031 03

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

RE: HMH Carrier Clinic, Inc.
Preliminary and Final major Site Pan with (c)Variances and Design Waivers
Application #PB-08-23
Engineering Review
Block 2001, Lot 2 and Block 1001, Lot 14.02
252 County Route 601
Township of Montgomery, Somerset County

Our office has reviewed the plans and documents submitted by the applicant for a Preliminary and Final Major Site Plan with Bulk Variances and Design Waivers application. The subject tracts contain approximately 86.65 acres and is located in the Mountain Residential (Planned Behavioral Health Complex) zoning district. Existing improvements include the Carrier Clinic facilities, parking, lighting, landscaping, fencing, and drainage. The applicant proposes to construct an addition to the main facility which will contain the relocation of the existing adolescent beds; relocate existing adult beds to a portion of the existing facility. This addition will permit the Clinic to provide separate areas for both adolescents and adults. The existing executive office building, located in the southeast corner of the property, is to be demolished and administrative services will be relocated. A small addition to the Ancillary Service Building and internal renovations will consolidate services. While no beds additional units are proposed, it is anticipated that an additional 9

The site is located bound by East Mountain Road and County Route 601 to the south; a solar farm to the north and undeveloped land to the east and west. The northern property lines is adjacent to Hillsborough Township. Four (4) full movement driveways allow site access from both East Mountain Road and County Road 601. No changes to this access are proposed.

The site is encumbered by a Conservation and Maintenance easement located in the western portion of the parcel and a communication easement is to the south. Wetlands are located in the northeast corner of the parcel.

The following information, submitted by the applicant in support of this application, has been reviewed by our office:

1. Montgomery Township Land Development Application, dated September 14, 2023, with Rider for Variance Relief and Checklist.
2. HMH Waiver Requests, prepared by Dewberry, dated September 18, 2023.
3. Boundary and Topographical Survey, prepared by Stires Associates, PA, dated August 11, 2022, revised October 17, 2023.

4. Preliminary and Final Site Plan, Carrier Clinic Adolescent Patient Unit, prepared by Dewberry, dated September 8, 2023, revised to November 27, 2023, consisting of the following:
 - a. Cover Sheet, G-001.
 - b. General Information and Zoning Data, G-002.
 - c. Overall Sight Distance Plan, G-003.
 - d. Tree Removal Plan, C-010 and C-011.
 - e. Overall Site Plan, C-100.
 - f. Site Plan, C-101 to C-103.
 - g. Grading Plan, C-201 to C-203.
 - h. Utility Plan, C-301 to C-303.
 - i. Sanitary Sewer Profiles, C-304.
 - j. Soil Erosion and Sediment Control Plan, C-401-403.
 - k. Soil Erosion and Sediment Control Construction Details, C-404/C-405.
 - l. Landscape Plan, C-501 to C-503.
 - m. Lighting Plan, C-601 to C-603.
 - n. Construction Details, C-701 to C-709.
5. Soil Profiles and Permeability Testing, Preliminary Findings, prepared by Dewberry, dated July 12, 2023.
 - a. Supplemental Soil Profiles and Permeability Testing, prepared by Dewberry, dated November 15, 2023.
6. Traffic Impact Study, prepared by Dewberry, dated September 8, 2023.
7. Stormwater Management Analysis, prepared by Dewberry, dated September 8, 2023, revised to November 27, 2023.
 - a. Geotechnical Memorandum to Stormwater Report, dated January 2, 2024.
8. Use and Operations Statement, prepared by HMH Carrier Clinic, dated October 19, 2023.
9. Environmental Impact Statement, prepared by Dewberry, dated November 2023.
10. Facility Renovation and Wastewater Flows, prepared by HMH Carrier Clinic, dated October 23, 2023.
11. Wetland Delineation Summary, prepared by Dewberry, dated September 13, 2023.
12. Architectural Plans, prepared by Array Architects, dated September 18, 2023, consisting of 6 sheets.

General Information

Applicant: HMH Carrier Clinic, Inc.
Owner: 252 County Route 601
Belle Mead, NJ 08502
Frank.tsemberlis@hmn.org

Engineer: Mario Iannelli, PE
Dewberry Engineers Inc.
600 Parsippany Road, Suite 301
Parsippany, NJ 07054
mianenelli@dewberry.com

Architect: Justing Fleckser, AIA
1 West Elm Street, Suite 500
Conshohocken, PA 19428
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Attorney: Richard Schatzman, Esq.
215-216 Commons Way
Princeton, NJ 08540

Zoning

1. This parcel is within the Mountain Residential(MR), Planned Behavioral Health Complex, zoning district (§16-6.5j).

2. The Carrier Clinic is a permitted use within this zoning district, §16-4.a.14 and §16-6.5j.3.
3. Area, yard, and coverage requirements are detailed in §16-6.5j.

	Required	Proposed	
Maximum Lot Area	85 Acres	N/C	Conforms
Maximum Floor/Area Ratio	0.15	0.0925	Conforms
Maximum Gross Floor Area	570,000 SF	349,422 SF	Conforms
Min Principal Building Setbacks			
Principal building to public ROW*	100 FT	78 FT	Variance
Principal building to tract boundary*	25 FT	282.6 FT	Conforms
Principal building to addition	0 FT	0 FT/connected	Conforms
Parking Setbacks			
New Parking to public ROW	60 FT	49.7 FT	Variance
New Parking to tract Boundary	25 FT	>25 FT	Variance
Min Landscape Buffer			
From public ROW or tract boundary	50 FT	34.6 FT	Variance
Maximum Coverage			
Building Coverage	15%	9.61%	Conforms
Lot Coverage	45%	24.27%	Conforms
Height Requirements			
Max Building Height	35 FT/3 stories	26.68 FT	Conforms
Max Fence Height	10 FT	14 FT	Variance

* Bulk requirements above are based upon the proposed improvements.

Variances

1. Per §16-6.5j6(a), no new principal building or new addition to an existing principal building shall be located within 100 FT of any public street or within 25 FT of any other tract boundary. The proposed addition is located 78.0 FT from E Mountain Road. A variance will be required.
2. Per §16-6.5j6(b), no new surface parking area shall be located within 50 FT of any public street or within 25 FT of any tract boundary. The plans propose parking 49.7 FT from the E. Mountain Road right-of-way. A variance will be required.
3. Per §16-6.5j6(d)(1), no parking area, loading area, driveway, or other structure shall be permitted in the required landscape buffer. The landscape buffer is 50 FT in width and should be provided between the developed portion of the site and any other tract boundary line. The plans depict proposed parking within the landscape buffer, 34.6 FT from the public right of way. A variance will be required.
4. Per §16-6.5j8(b), no new accessory building shall exceed 25 FT in height. A greenhouse is proposed with this site plan. No height of this improvement has been provided. Testimony regarding the greenhouse height should be provided to clarify the height of this structure. Should the height exceed 25 FT, a variance will be required.
5. Per §16-6.5j4(e) states that fences up to 10 FT in height may be approved by the Planning Board for good cause shown for security and safety purposes provided they are no located within 50 FT of any public street or 25 FT of any tract boundary. Existing fence heights are at 10 FT. The plans propose a 14 FT tall, anti-climb fence to the east of the proposed building addition. A variance will be required.

The Applicant has the burden of proof to present “positive” and “negative” criteria to justify the variance and should be prepared to provide testimony as such. The applicant must provide to the satisfaction of the Board that there are exceptional conditions of the property preventing the applicant from complying with the Zoning Ordinance. Testimony should also demonstrate that the site is particularly suited to the proposed use and that the proposal will advance the purposes of the Municipal Land Use Law and the Township’s Master Plan and Zoning

ordinances. Additionally, the applicant must show that the variance can be granted without substantial detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinances. Testimony should be provided.

Waivers

6. From §16-5.6(d)3 where 14 trees per gross tract shall be planted throughout the site in the case of nonresidential or multifamily development. The site contains 85 acres, which would equate to 1190 trees; based upon the total limit of disturbance (6.27 acres), a total of 88 trees should be planted. The applicant should discuss how this section of the Township ordinance will be met. A design waiver may be required.

General

7. §16-6.5j(f) states that all buildings shall be reasonably accessible to emergency vehicles and in the case of housing residential units, both the front and rear of all principal buildings shall be reasonably accessible to firefighting. The applicant should provide testimony regarding changes to the original building emergency access as a result of the proposed addition.
8. This office defers to the Fire Marshal for further comment regarding site safety, fire lanes, etc.
9. §16-6.5j7(g) states that any expansion of the existing buildings in the Planned Behavioral Health Complex as shown on the certified as-built survey shall require the dedication of additional right-of-way along all abutting public streets as required by 16-5.14a5 of the Township code. The applicant should discuss how this requirement of the PBHC district has been met with the plans submitted for this Site Plan.
10. §16-6c states that no soil is to be removed or imported to the site in excess of 20 CY without prior approval of the Planning Board. The applicant should discuss the anticipated removal / importation of soil and request any approval as may be required.
11. The applicant should discuss if phasing is proposed for this project as there are 3 distinct improvement areas located on site.
12. It is recommended that a demolition plan be provided.
13. Though the applicant proposes to reduce the total number of parking spaces, it is recommended the applicant consider adding electric vehicle charging spaces in areas of proposed new parking spaces.

Site Plan

14. The applicant should discuss pedestrian circulation throughout the site.
 - a. There is a sidewalk proposed at the proposed greenhouse. It is unclear where this sidewalk leads, other than to the drive aisle. The applicant should provide testimony regarding pedestrian and ADA access to the greenhouse. If necessary, an ADA ramp should be provided at the drive aisle.
 - b. No cross walk or other means of crossing from the proposed western most parking area to the new addition. It is recommended that a crosswalk be provided to the proposed 4 FT sidewalk to the south of the proposed building.
15. The proposed 10 FT high fence should be dimensioned to the property line.
16. The relocated brick column and fence should be dimensioned the drive aisle and road.
17. The height of the proposed canopies should be provided to demonstrate the height of the canopy will not impact emergency vehicles.
18. Parking counts should be provided for each row. The site plans should clearly differentiate between the existing and proposed parking spaces.

19. It is recommended that the condition of the existing improvements be investigated. This should include existing asphalt, sidewalk, curbing, landscaping and pavement markings (including crosswalks, parking lot space lines, center lines, stop bars, etc.). It is recommended that a note be provided on the plan stating the Applicant will make all necessary repairs and/or replacement of existing improvements not included in the demolition plan as directed by the Township Engineer.
20. The proposed crosswalk on Sheet C-102 should be labeled.
21. The height of the proposed screen wall fence (Sheet C-103) should be provided.
22. The extent of the proposed asphalt on Sheets C-102 and C-103 should be labeled. This would be in the area of the parking space changes and/or reconfigurations.

Grading/Drainage/Utilities

23. Provide arrows to show direction of flow through pipes.
24. A note should be added to the pipe between Storm MHs #404 and #405, similar to the note between Inlets #407 and #407, indicating that pipe under the building is to be DIP.
25. The 117 contour in the ambulance area's concrete pad should be labeled. In addition, a 117 contour should be provided for A-inlet #406.
26. Clean-outs should be provided for all storm and sanitary pipe at changes in direction of the pipe. For example, the 386 LF of 8" PVC pipe into Storm MH 201 should have cleanout the length of the pipe. Include the elevation and invert of each cleanout.
27. The invert of the storm cleanout into the southernmost pervious pavement area should be provided.
28. Spot grades should be provided along the proposed sidewalk where the Executive Office Building was demolished.
29. Spot grades for the proposed ramps and crosswalk should be provided (Sheet C-202).
30. Grading should be provided in the proposed greenhouse area. See above comments for testimony regarding the accessibility of this proposed building.
31. Grading Plan-2 should provide additional spot grades in the location of the reconfigured parking spaces (6 spaces). New curbing, asphalt and striping is proposed at this location.
32. Provide additional grading at the proposed sidewalk and parking improvements shown on Sheet C-203.
33. Within the footprint of each pervious pavement area is a callout for Section A-A. A note should be added to indicate where to locate the section.
34. The sanitary sewer profiles should provide the length of pipe.
35. Any changes to the sewer capacity requirements will be evaluated by the Township Engineer.

Stormwater Management

36. The proposed project site contains approximately 85 acres and is improved with buildings, parking area, sidewalks and other impervious surfaces. The total lot coverage existing is approximately 23.3% of the site. The proposed improvements will add approximately 36,724 FT of impervious surface, increasing the site impervious surface to 24.2%. Disturbance is proposed to be 6.27 acres. As the project proposed to disturb more than 0.5 acres of land and result in a greater than 5,000 SF of impervious surface, the project is classified as a "major development" for the purposes of stormwater management and must comply with the requirements of NJAC 7:8 and the Township of Montgomery Ordinance §16-5.2. The project must, therefore, meet the following requirements:
- a. Address the rate and volume of runoff from the project site. This may be done in one of three ways as outlined in NJAC 7:8:
 - a. Reduce the peak rate of runoff from the project area by 50%, 25%, and 20% for the 2-year, 10-year, and 100-year storms, respectively; or
 - b. Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or
 - c. Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not have an adverse downstream impact.
 - *Drainage area DA-1A meets stormwater quantity requirements by reducing stormwater flow for the post construction rates to 50, 75 and 80% of the preconstruction rates.*
 - *For the remaining drainage areas, the 2nd option above has been addressed with analysis showing the post construction hydrographs do not exceed the preconstruction hydrographs.*
 - b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.
 - *Pervious pavement is proposed in the motor vehicle areas and has been designed in accordance with Chapter 9.6 of the BMP Manual. In other areas where motor vehicle surface has been reduced, water quality requirements are exempt.*
 - c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed.
 - *Documentation and data should be provided showing that groundwater recharge does not occur in the existing condition.*
 - d. Green Infrastructure
 - *Pervious pavement is proposed to meet the green infrastructure requirements.*
37. Update the test pit location plan to refer to the proposed improvements. It is noted that the proposed pervious paving 1A-2 is not in the same location as depicted on the test pit plan.
38. It is unclear how the groundwater elevation was determined for TP-1. The bottom of the test pit was 7 FT at an elevation of 105; where the detail is labeled 104.7; the groundwater elevation on the TP-1 for is 106; update the detail with the correct data.
39. It is noted that 2 of the 3 pervious pavement areas have not been provided what soil testing/test pits within the footprint of this proposed BMP.
40. The rip-rap flow channel should be labeled on the plan.

41. Stormwater Operations and Maintenance Manual has been reviewed by our office. The following comments are offered:

- a. It is recommended that the Stormwater Operations and Maintenance, Appendix V of the Stormwater Manual be provided separately so it is a stand-alone document.
- b. If the property has not yet been deed restricted, the applicant should review the requirements of §16-5.2u regarding filing with the County and notes to be added to the plan.
- c. Cost estimate, final grading, drainage, utility and construction detail plan sheet should be added to the Maintenance and Operations Manual.
- d. Confirm that the maintenance requirements for each BMP have been addressed under the maintenance section of the O&M Manual.
- e. A note should be added to the Manual stating that annual reporting forms should be submitted to the Township in accordance with §16-5.2s5(c).

Landscaping/Lighting

42. Lighting requirements, as described in §16-5.4, should be provided on the lighting plan.

43. The Isolux curve should be labeled with its intensity.

Details

44. It is recommended a note be provided stating all pavement markings are either long-life epoxy or thermoplastic.

45. A detail for the 45° parking stall should be provided.

46. The note on the modular retaining wall detail should be updated to reflect that signed and sealed plans for the retaining wall shall be provided prior to final signature on the plans.

47. It is recommended that a separate ramp detail be provided for each proposed ramp to demonstrate that cross and running slope requirements have been met for ADA accessibility.

48. A cleanout detail should be provided. This detail must specify round castings for sanitary sewer and square castings for drainage systems. The lids should read “sewer” or “storm,” as applicable.

Approvals and Permits

49. The following is the list of outside agency approvals which may be required for this application.

- a. Montgomery Township Planning Board
- b. Montgomery Township Engineering Department
- c. Montgomery Township Shade Tree Commission
- d. Somerset County Planning Board, application filed September 19, 2023.
- e. Somerset Union County Conservation District, application filed September 19, 2023
- f. Delaware and Raritan Canal Commission, revised application filed December 7, 2023 with a response letter to DRCC from applicant addressing 10/17/2023 DRCC memo.

Administrative

50. The applicant shall pay all taxes, fees and required escrow due and owing.

51. This office reserves the opportunity to make further comment if additional information is presented.

52. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by 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/mb

Cc: HMH Carrier Clinic, Inc., owner/applicant (frank.tsemler@hmn.com)
Mario Iannelli, PE, Applicant's Engineer (miannelli@dewberry.com)
Richard Schatzman, Esq., Applicant's Attorney (c/o Amanda Slimak (aslimak@schatzmanbaker.com)
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