



## MEMORANDUM

Clarke Caton Hintz

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**To:** Montgomery Township Planning Board

**From:** Michael Sullivan, ASLA, AICP  
James Clavelli, PP, AICP

**Re:** **RPM Development, LLC**  
**Amended Preliminary and Final Major Site Plan and Subdivision**  
Orchard Road and Community Drive  
Block 20001, Lot 10.05  
Municipal Center Redevelopment Zone (MCRZ)

**Date:** March 5, 2024

### 1.0 Project & Site Description

**1.1 Project Description:** The application is for amended preliminary and final major site plan and subdivision approval for RPM's 100% age-restricted affordable housing development in the Municipal Center Redevelopment Zone. The plan was granted preliminary approval on July 19, 2021 pursuant to *Montgomery Township Planning Board Resolution PB-01-21*. Amended preliminary and final major site plan and subdivision approval was granted on April 10, 2023 pursuant to *Montgomery Township Planning Board Resolution PB-02-23*. A variance was also granted at that time relating to property access.

The amended application proposes two changes to the plan which are indicated below. The plan is otherwise identical to what was approved in April of 2023:

- The primary change is that the applicant will not convert the existing basin to a bio-retention basin, which was a condition of the April 2023 approval. This change to the design of the basin does not result in the need for any variances or design exceptions. The determination of the adequacy of the design and function of the basin is under the purview of the Board's Engineer and, as such, this office defers to the Engineer's review.
- A concrete landing located outside of the north facing entrance of the "L" shaped building (along the short edge of the "L") has been slightly reduced in size. This office sees no negative implication to pedestrian circulation as a result of this change.

John Hatch, FAIA  
George Hibbs, AIA  
Brian Slauch, AICP  
Michael Sullivan, AICP  
Michael Hanrahan, AIA  
Mary Beth Lonergan, AICP



## 2.0 Materials Reviewed

- *Montgomery Planning Board Application*, dated February 21, 2024, with attachments.
- Letter from Tax Collector Indicating the Property is Tax Exempt. Dated February 15, 2024.
- *Amended Preliminary and Final Major Site Plan & Subdivision – Montgomery Senior Affordable Housing*, 17 sheets, prepared by Kevin E. Shelly, PE, Shore Point Engineering, dated December 23, 2022, revised to February 13, 2024.
- *Stormwater Management Operation and Maintenance Manual*, prepared by Shore Point Engineering, LLC, dated December 23, 2022, revised to February 13, 2024.
- Stormwater Management Addendum – Existing Detention Basin, prepared by Michael V. Weseloski, PE, dated February 13, 2024.
- *Montgomery Township Planning Board Resolution #PB-02-23*, adopted April 10, 2023.

## 3.0 Applicant / Owner / Professionals

- **Applicant:** RPM Development, LLC, c/o L. Pontier, Esq., 77 Park Street, Montclair, NJ 07042. Telephone: 973.966.8714. Email: lpontier@daypitney.com.
- **Owner:** Somerset County Improvement Authority, 20 Grove Street, Somerville, NJ 08876.
- **Attorney:** L. Pontier, Esq., Day Pitney. Telephone: 973.966.8714. Email: lpontier@daypitney.com.
- **Engineer:** Kevin E. Shelly, P.E., Shore Point Engineering, 1985 Highway 34, Suite A7, Wall, NJ 07719. Telephone: 732.924.8100. Facsimile: 732.924.8110. Email
- **Architect:** Inglese Architecture, 632 Pompton Avenue, Cedar Grove, NJ 07009. Telephone: 201.438.0081. Email: e.pumo@inglese-ae.com.



#### 4.0 Summary

The applicant is seeking amended preliminary and final major site plan and subdivision approval for their 100% age-restricted affordable housing development in the MCRZ. The proposed changes require no changes to relief, and this office does not object to the changes.

Please contact this office with any questions you may have.

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