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Memo To: Ms. Cheryl Chrusz, Planning Board Secretary
Montgomery Township Planning Board
2261 Van Horne Road
Route 206
Belle Mead, NJ 08502

Date: April 22, 2022
55168 00

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

RE: Village Shoppes at Montgomery, LLC
Amended Preliminary and Final Site Plan with Variances
Application #PB-02-21
Engineering Review #2
Block 28007, Lots 1, 2, 3 and 4
Route 206 South, Skillman
Township of Montgomery, Somerset County

Our office has reviewed the revised documents submitted by the applicant for an Amended Preliminary and Final Site Plan with Variances application. The subject tract consists of Block 28007, Lots 1, 2, 3 and 4, comprising approximately 11.46 acres. The applicant has submitted this application to amend a previously approved site plan.

The proposed changes from the previously approved site plan included:

- a. The anchor building (retail/commercial) has been reduced to 9,995 SF from the approved 12,000 SF.
- b. Retail buildings A and B have been reduced from 5,752 SF each to 5,277 SF each.
- c. Parking has been reconfigured in front of the anchor building and a net increase of 12 parking spaces was created.
- d. The water feature in front of the mixed-use building has been eliminated and replaced with a decorative wall with an identity sign to be landscaped and up-lit.

Village Walk is in the Mixed-Use Development Zoning District (Optional Development Alternative). The site is along US Route 206. A full-movement signalized intersection at Village Drive will allow motorists into the site from Village Drive. In addition, a right-turn in, right-turn out driveway accesses the site directly from US Route 206. A 3rd intersection along US Route 206 at Brecknell Way is by right turns only. A driveway into Village Walk is located along Brecknell Way.

Numerous easements are located on the property. These include easements conveyed to both the Township (sight triangle, sidewalk and access/maintenance) and the owner (sanitary/storm/utility).

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 23, 2021.
2. Response letter, prepared by Menlo Engineering, dated March 10, 2022.
3. Checklist, Final Major Subdivision Plats and Final Major Site Plan, dated September 23, 2021.
4. Amended Preliminary and Final Major Subdivision and Site Plan, prepared by Menlo Engineering, dated March 16, 2018, with revisions through February 25, 2022, consisting of the following:
 - a. Title Sheet, sheet 1 of 35.
 - b. PMUD Overall Plan, 2 of 35.
 - c. Existing Conditions Plan, sheet 3 of 35.
 - d. Overall Plan, sheet 4 of 35.
 - e. Final Map, sheet 5 of 35, revised through June 24, 2020.
 - f. Demolition Plan, Phase 1, sheet 6 of 35.
 - g. Geometry Plan, Phase 1, sheet 7 of 35.
 - h. Grading and Utility Plan, Phase 1, sheet 8 of 35.
 - i. Lighting Plan, Phase 1, sheet 9 of 35.
 - j. Landscape Plan, Phase 1, sheet 10 of 35.
 - k. Demolition Plan, Phase 2, sheet 11 of 35.
 - l. Geometry Plan, Phase 2, sheet 12 of 35.
 - m. Grading and Utility Plan, Phase 2, sheet 13 of 35.
 - n. Lighting Plan, Phase 2, sheet 14 of 35.
 - o. Landscape Plan, Phase 2, sheet 15 of 35.
 - p. Woodlands Management Plan, sheet 16 of 35.
 - q. Roadway Profiles, sheet 17 of 35.
 - r. Utility Profiles, sheets 18 and 19 of 35.
 - s. Soil Erosion and Sediment Control Plan, Phase 1, sheet 20 of 35.
 - t. Soil Erosion and Sediment Control Plan, Phase 2, sheet 21 of 35.
 - u. Soil Erosion and Sediment Control Details, Phase 1, sheet 22 of 35.
 - v. Soil Erosion and Sediment Control Details, Phase 2, sheet 23 of 35.
 - w. Construction Details, sheets 24-32 of 35.
 - x. Construction Phasing Plan, sheet 33 of 35.
 - y. Jurisdictional Plan, sheet 34 of 35.
 - z. ASA Ramp Details, sheet 35 of 35.
5. Architectural, Anchor Building, prepared by Michael V. Testa Architect, LLC, dated March 16, 2018, revised to September 20, 2021, consisting of the following:
 - a. First Floor Plan, PB-1
 - b. Proposed Elevations, PB-2
 - c. Proposed Elevations, PB-3
6. Architectural, Building A and B, prepared by Michael C. Testa Architect, LLC, dated March 16, 2018, revised to April 15, 2021, consisting of the following:
 - a. Proposed Building A and Building B, PB-1
 - b. Proposed Building A and Building B, Elevations, PB-2

General Information

Applicant: Village Shoppes at Montgomery, LLC
Owner: 219 Nassau Street
Princeton, NJ 08542

Engineer: Christopher J. Szalay, PE
Menlo Engineering Associates
261 Cleveland Avenue
Highland Park, N J 08904

Architect: Michael V. Testa, AIA
701 Tennent Road, Suite 201
Manalapan, NJ 07726

Attorney: Richard Schatzman, Esq.
Schatzman Baker, PA
216-216 Commons Way
Princeton, NJ 08540

Phasing Plan

When the original application was approved, the applicant entered into a Construction Sequence Agreement dated June 25, 2020. The applicant has provided a revised construction phasing plan prepared by Menlo Engineering, dated September 28, 2019, revised through April 8, 2022. This is Sheet 33 of the Village Walk at Montgomery Preliminary and Final Major Site Plan. The following are the notable changes from the approved Construction Sequence Agreement:

Phase 1A: The Starbucks building (Building C/D) has been constructed and the phasing plan generally remains unchanged. Brecknell Way will be constructed from US Route 206 to the intersection with Tamworth Drive. It appears there is no change to the limits of the Brecknell Way improvements.

Phase 1B: Construction of Buildings A and B along with the parking lot west of these buildings is proposed. In addition, the applicant is now proposing to construct the improvements along US Route 206, the signalized intersection and Village Drive, approximately 50 feet beyond the parking lot drive aisle. Buildings A and B were originally proposed to be constructed in Phase 2B and the parking area with US Route 206 improvements were in Phase 2A.

Phase 2A: Construction of the anchor building is proposed to be completed in Phase 2A. This includes the remainder of Village Walk to the intersection with Tamworth Drive.

Phase 2B: Construction of the Multi-Use building is proposed to be constructed in Phase 2B. Parking improvements include parking immediately to the east of the Multi-Use building and the entire western parking area behind the Multi-Use and anchor buildings. Roadway improvements include paving one-half the Tamworth Drive cartway. Construction of this building was originally part of the Phase 1 schedule.

The applicant has not provided a timeline of these improvements. It is recommended that this be provided

Zoning

1. The zoning district of this parcel is the Planned Mixed-Use Development, Alternative Options, Chapter 16-6.5 of the Township Code, specifically §16-6.5k(12).
2. The site is known as Area B, which consists of Block 28005, Lots 60, 65, 68 and 69, with a portion of Lot 66 per the PMUD. It is noted that the approved subdivision has renumbered the Blocks and Lots, which are now known as Block 28007, Lots 1, 2, 3, and 4 and Block 28009, Lot 4.
3. The proposed uses (mixed-use building, retail and restaurants) are permitted principal uses.
4. Area, yard, and coverage requirements are detailed in §16-6.5k.12(e).

	Required	Area B	
Minimum Shopping Center Area	8 Acres	11.46 Acres	Conforms
Maximum Lot Cover, building	30%	17.8%	Conforms
Maximum Lot Cover	90%	72.8%	Conforms
Maximum Non-Residential FAR	0.25	0.20	Conforms
Minimum Buffer from Rt. 206	15 FT	12 FT	Variance
Minimum Buffer from Tract A-2	5 FT	2.96 FT	Variance
Principal Building			
Max Height <250 FT from Rt. 206	2-1/2 stories or 35 FT	1 story, 35 FT	Conforms
Max Height >250 FT from Rt. 206	3-1/2 stories or 50 feet	3 stories, 47.58 FT	Conforms
Setbacks			
Min distance to Rt. 206	35 FT	27.2 FT	Variance
Min distance to Village Drive	5 FT	5 FT	Complies
Min distance to Brecknell Way	10 FT	8.67 FT	Conforms
Min distance to Tamworth Drive	5 FT	39.12 FT	Conforms
Parking Requirements (§16-6.5k(f)), Minimum Setback			
From Rt. 206	15 FT	12 FT	Variance
From Village Drive	4 FT	5.21 FT	Conforms
From Brecknell Way	5 FT	4.24 FT	Variance
From Tamworth Drive	5 FT	2.96 FT	Variance
Parking Space Requirements			
Stall Size	9' x 18'	9' x 18'	Complies
Total # of Spaces (residential/A/B/C/D)			
Commercial/Retail, 3 spaces/1000SF	148 Spaces		
Restaurant, 1 space/3 seats	107 Spaces		
Residential Units, 1.5 spaces/unit ¹	90 Spaces		
Total # of Spaces (Lot E)			
Commercial/Retail, 3 spaces/1000SF	57 Spaces		
Restaurant, 1 space/3 seats	87 Spaces		
Office, 5 spaces/1000SF	36 Spaces		
Lot E, Landbanked	65 Spaces		
Total Spaces, PMUD	525 Spaces	513 Spaces	Variance

1. RSIS Parking requirements do not apply where residential and commercial development are planned in a mixed-use development (N.J.A.C. 5:21-1/5(e).1.

Variances

1. A prior variance was granted from the parking setback at Road B (Tamworth Drive) to permit a setback of 3.29 FT. When the Final Map subdivision lines were resolved, this setback is now 2.96 FT. A variance will be required.
2. From §16-6.5k(12)(j)(11)(iv) where the average permitted footcandle is 1.0. The applicant is proposing an average footcandle of 1.53 in Phase 1 and 1.91 footcandles in Phase 2 for the parking area in Village Walk. A variance is required for exceeding the permitted average of 1.0 footcandles.

General

5. The applicant should provide testimony that the required agency approvals have been applied for and are currently up to date as listed on Sheet 1. It is recommended that when adding the File Number or Approval Number to the list, that the expiration date of the approval also be provided.
6. The applicant should provide testimony detailing the work completed to date on this project.
7. The applicant should discuss:
 - a. Hours of Operation
 - b. Anticipated timing of deliveries
 - c. Anticipated timing of trash pickup
 - d. Anticipated number of employees per shift
 - e. Outdoor seating options

The plan set reviewed for this letter references the February 25, 2022 revisions, regarding phasing.

PHASE 1

Geometry Plan

8. The applicant is proposing one (1) EV charging station on the plan (and two (2) in Phase 2). A Model Ordinance for “Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready Parking Spaces” was enacted by the NJ Legislature and effective on September 1st. As Village Walk is a Mixed-Use development, the Legislation would require at least 15% of the required off-street parking spaces must be prepared as make-ready with 1/3 of these spaces installed with an EVSE. An EVSE should be installed within 3 years on the next 1/3 of these make ready spaces. The final 1/3 of the make ready spaces shall be installed the EVSE within 6 years following the date of the certificate of occupancy. At least 5% of these must be accessible for people with disabilities. Our office defers to the Board Attorney for further comment.
9. The proposed dumpster enclosure for Building C/D has been reduced in size from 17’x22’ to 14.5’x18.5’. The applicant should provide testimony:
 - a. Why the dumpster area has been reduced in size.
 - b. Is the proposed dumpster area sufficient for the building use (retail/restaurant)
10. The sight triangles should be provided at unsignalized accesses onto US Route 206.
11. The applicant should provide testimony regarding the parking for the residential use and if resident only parking spaces will be made available.

Grading and Utility

12. A decorative fence is proposed along the top of the retaining wall to the south of the Mixed-Use building. A detail has been provided for the fence, however, there is no detail for the installation of the fence atop the retaining wall.

PHASE 2

Geometry Plan

13. A depressed curb should be shown at the walkway to the proposed dumpster near Building A.
14. There is a retaining wall depicted north and east of Building A. The Architectural plans indicate there is a 42" railing at this location. Revise the plans accordingly.

Grading and Utility

15. Additional grading and spot grades should be provided for Wall #5 to better define that location. The applicant states that information provided is for each end of an approximate 20 FT wall, however the plans show that Wall #5 is approximately 60 FT in length.

Construction Details

16. A detail for the decorative wall should be provided. The Township Engineering and/or Code Department should confirm that the wall details and plans have been provided and have been approved prior to this application.

Stormwater

17. The project proposes to disturb more than one (1) acre of land, creates an additional 1/4 acre of new impervious surface and thus 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 (prior to 2020). *The plans have previously been approved under the prior stormwater management plan. The changes proposed in this amended application do not affect the approved stormwater plan. Thus, the stormwater requirements have been satisfied.*

Outside Agency Approvals

18. The applicant shall secure any, and all other approvals, licenses, and permits required by any other Board, agency, or entity having jurisdiction over the subject application or over the subject property, including but not limited to the following:
 - a. Delaware and Raritan Canal Commission
 - b. Somerset County Planning Board
 - c. Somerset Union Soil Conservation District
 - d. New Jersey Department of Environmental Protection Division of Water Quality
 - i. Stormwater Discharge
 - ii. TWA
 - e. New Jersey Department of Environmental Protection LUR
 - i. LOI – Presence or Absence
 - ii. Line Verification
 - f. NJ DOT
 - g. FAA

- h. Montgomery County Sewer Utility
- i. Any and all others necessary

Administrative

19. The applicant shall pay all taxes, fees and required escrow deposit which may be due and owing.

20. We reserve the opportunity to make further comments if additional information is presented.

21. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied with 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/mbs

cc: Village Shoppes at Montgomery, LLC, vjp@puglieseproperties.com
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MEMORANDUM

Clarke Caton Hintz

Architecture
Planning
Landscape Architecture

100 Barrack Street
Trenton NJ 08608
clarkecatonhintz.com
Tel: 609 883 8383
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To: Montgomery Township Planning Board

From: Michael Sullivan, ASLA, AICP
Emily Goldman, PP, AICP

Re: Village Shoppes at Montgomery, LLC
Amended Preliminary and Final Site Plan with Bulk Variances
1330 & 1340 Route 206
Block 28005, Lots 60, 65, p/o 66, 68 & 69
HC Highway Commercial District
Planning Mixed Use Development Optional Development Alternative

Date: April 21, 2022

1.0 Project and Site Description

1.1. Approval for this project was originally granted on October 15, 2018. The present application is for amended preliminary and final subdivision and site plan approval with variances for the construction of a mixed-use development, two (2) Master Plan loop roads, parking, a pump station, stormwater management, lighting, signage, and other associated improvements pursuant to the Planned Mixed Use Development ("PMUD") optional development alternative. Specifically, the applicant is seeking amendments to the Anchor Building, Buildings A/B, the parking lot configuration adjacent to the Anchor Building, the patio adjacent to pad A, the patio adjacent to the Starbucks in Building C/D, the dumpster enclosure northwest of pad A, the material of the pump station enclosure, the screening for the gas meters on the south side of the mixed-use building, the elimination of the water feature in front of the mixed-use building and the introduction of a decorative wall with an identify sign with landscaping and up-lighting in front of the mixed-use building.

1.2. Block 28001, Lots 1, 2, 3 and 4 (formerly Block 28005, Lots 65, 68 and 69) contain the existing Village Shopper I, II, and III, now known as Village Walk. The applicant has started construction of Buildings C/D.

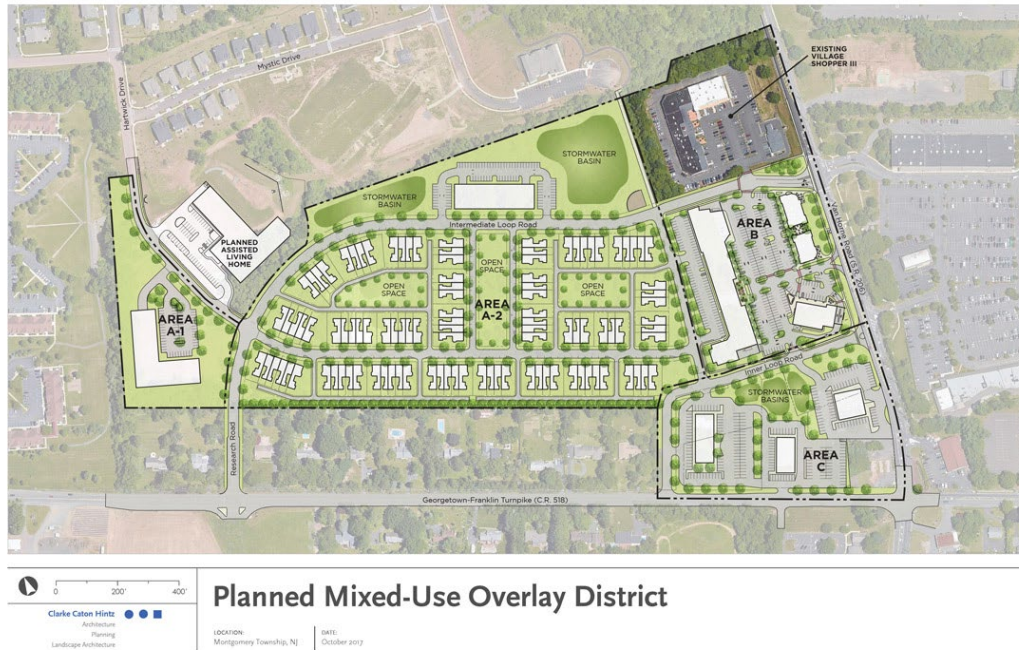
1.3. The site is identified as Sub-Area B within the PMUD Zone. The site is bound by non-residential uses to the south; the Sharbell residential development (sub-area A-2) to the west; the existing Hillside residential development and vacant woodlands to the north; and, Route 206 and non-residential uses to the east.

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



VILLAGE SHOPPES AT MONTGOMERY, LLC
AMENDED PRELIMINARY FINAL SUBDIVISION AND SITE PLAN

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1.4. On October 15, 2018, pursuant to Resolution PB-04-18, the Board approved preliminary and final major subdivision and site plan, conditional use, bulk variances, a design exception and de minimis RSIS exception for the construction of a mixed use development, two Master Plan loop roads, parking, a pump station, stormwater management, lighting, signage and other associated improvements. Specifically, the Board granted the following variances:

- §16-6.5k.12(e) Buffer from Route 206
- §16-6.5k.12(e) Buffer from Tract A-2 Residential
- §16-6.5k.12(e) Distance to Route 206
- §16-6.5k.12(e) Distance to Inner Loop Road
- §16-6.5k.12(h)(2) Building Separation
- §16-6.5k.12(e) Accessory Building/Structure Height
- §16-6.5k.12(e) Accessory Building/Structure Distance to Public Street
- §16-6.5k.12(e) Accessory Building/Structure Distance to Internal Parking Area
- §16-6.5k.12(e) Accessory Building/Structure Distance to Internal Driveway
- §16-6.5k.6(b) Thoroughfare Parking
- §16-6.5k.12(f)(2) Off-street Parking Setback
- §16-6.5k.12(h)(1)i Pedestrian Walkway



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- §16-6.5k.12(l)(4) Buffer between Area B and C
- §16-5.3(b) Fence Height
- §16-6.5k.12(m)(2)a Monument Signs (Number)
- §16-6.5k.12(m)(4)a Attached Tenant Signs (Number)
- §16-6.5k.12(m)(4)a Attached Tenants Signs (Mounted Height)
- §16-6.5k.12(m)(4)f Attached Tenant Signs (Distance to End of Storefronts or Corner of Building)
- §16-6.5k.12(j)(6) Open Space Light Fixture Height
- §16-6.5k.12(i)(4) Materials
- Allowance of two Site identification signs
- Allowance of Menu Board Signs

The Board also previously granted design exceptions from:

- §16-5.6d.3 Tree Planting
- §16-6.5k.12(f)(3) RSIS de minimis exception
- §16-5.14a.3(a) Roads slope of the loop roads

2.0 General Requirements

- 2.1. **Phasing.** The application is in compliance. §16-6.5k.3(h), “Phase 1 shall include construction of its portion of the Inner Loop Road only and Phase 2 shall include construction of its portion of the Intermediate Loop Road”. The Construction Phasing Plan indicates the Inner Loop Road (Brecknell Way) will be constructed as part of Phase 1A and the Intermediate Loop Road (Village Walk) will be constructed as part of Phase 1B and Phase 2A. The applicant is able to accelerate the construction of the Intermediate Loop Road as part of Phase 1B since they are able to demolish the existing building sooner than anticipated.
- 2.2. **Cross-easements. Additional Information is required.** §16-6.5k.3(i), “blanket cross-easements, in a form satisfactory to the Township Attorney, shall be provided throughout the PMUD for irrevocable cross-access for vehicular and pedestrian circulation, parking, utilities, maintenance and drainage”. The applicant should confirm that the required blanket cross easements have already been filed and recorded. If not, blanket cross-easements, as applicable, should be provided as a condition of approval.
- 2.3. **Open Space Plaza.** The application is in compliance. §16-6.5k.7(d)(6), the open space area in Area B is preferably adjacent to the commercial anchor where events and use of the plaza where have the least impact on residential uses in terms of



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activity, noise, odor and light; will be strongly connected to the other open spaces and pedestrian areas; and where vehicular impacts are minimized. The Board previously approved the location of the open space plaza area. The applicant is proposing to remove the previously approved water feature and replace it with a decorative wall with an identification sign, plantings, and up-lighting.

3.0 Area and Use Standards


- 3.1. **Permitted Principal Uses.** The application is in compliance. §16-6.5k.12(a) permits residential apartments for rent located above nonresidential uses and that a minimum of 50 and a maximum of 54 residential apartments are required/permitted. The applicant is proposing 52 apartments on the upper stories of the mixed-use building.
- 3.2. **Permitted Accessory Uses.** The application is in compliance. §16-6.5k.12(b) permits a number of accessory uses including but not limited to outdoor eating areas, off-street parking, off-street loading, fences and walls, signs, stormwater management and utilities, conservation, recreation, open space and public purposes uses. The applicant is proposing off-street parking, off-street loading, fences and walls, signs, and stormwater management and utilities.
- 3.3. **Permitted Conditional Uses.** The application is in compliance. §16-6.5k.12(c) permits drive-through windows for restaurants pursuant to the following conditions:
- (a) *A drive-through window for restaurant shall be permitted only if the subject restaurant is part of a shopping center or is otherwise associated with a shopping center with direct vehicular access thereto;*
 - (b) *A drive-through window for a restaurant shall be permitted only if the subject restaurant does not have direct driveway vehicular access to a public street; and*
 - (c) *A drive-through window for a restaurant and associated signage shall be provided landscaping to visually screen the window, signage and driveway from adjacent properties.*

The applicant is proposing a drive-through window for a restaurant as part of a shopping center; the drive-through window restaurant does not have direct vehicular access to a public street; and the drive-through window and signage is visually screened with landscaping from adjacent properties.



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- 3.4. **Area & Yard Requirements.** *Variance relief is required.* The application does not comply with eight (8) area and bulk standards, of which the Board previously granted variance relief for five (5) bulk standards. See Table 1 for additional detail on the applicant's compliance with the area and yard requirements.
- 3.5. **Buffer to Route 206.** *Variance relief is required.* §16-6.5k.12(e) and §16-6.5k.12(l)(2)(i), require a minimum buffer from Route 206 of 15 feet. The existing buffer from the Wells Fargo in the existing Village Shopper III is approximately 12 feet and the Board previously approved a minimum buffer of approximately 12 feet between the proposed drive-through restaurant and Route 206. The Site Plans now identify unknown structures, which appear to be utility boxes, approximately 3.5 feet from Route 206.
- 
- 3.6. **Buffer to Sub-Area A-2.** *Variance relief is required.* §16-6.5k.12(e) and §16-6.5k.12(l)(2)(ii) require a minimum buffer of 5 feet between Area B and Sub-Area A-2. The applicant is proposing a minimum buffer of 2.96 feet.
- 3.7. **Principal Building Distance to Route 206.** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.12(e) requires a minimum building setback from Route 206 of 35 feet. The existing Wells Fargo in Village Shopper III is located 27.72 feet from Route 206.
- 3.8. **Principal Building Distance to Inner Loop Road.** *Variance relief is required.* §16-6.5k.12(e) requires a minimum distance of 10 feet between a principal building and the Inner Loop Road. The Board previously approved a minimum distance of 8.48 feet and the applicant is now a minimum distance of 8.67 feet. While the applicant is proposing to reduce the amount of relief needed; new variance relief is required.
- 3.9. **Principal Building Distance to Internal Parking Area.** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.12(e) requires a minimum distance of 4 feet to internal parking areas. This office scaled the distance between the northwesterly side of Building C/D to the internal parking area as approximately 3 feet. The applicant should identify the actual proposed distance.



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Table 1: Area B Area, Yard, Height and Coverage Requirements §16-6.5k.12(e)					
	Standard	Existing	Previously Approved	Proposed	Variance
Min. tract size	Entirety of Area B (1)	11.46 ac	11.46 ac	11.46 ac.	No
Min. Shopping Center Area	8 ac.	N/A	10.29 ac	10.29 ac.	No
Max. non-residential FAR	0.25	0.19	0.20	0.20	No
Max. Lot Coverage	90%	49%	73%	72.8%	No
Max. Building Coverage	30%	11%	19%	17.8%	No
Min. Buffer from Route 206	15 ft.	± 12 ft.	± 12 ft.	± 3.5 ft.	Yes
Min. Buffer from Tract A-2 Residential	5 ft.	N/A	3.29 ft.	2.96 ft.	Yes
Principal Building					
Max. Height (2)					
Less than 250 ft. from RT 206	2.5 sty / 35 ft.	2 sty	1 sty / 35 ft.	1 sty / 35 ft.	No
250 ft. or more from RT 206	3.5 sty / 50 ft. (3)	N/A	3 sty / 47.58 ft.	3 sty / 47.58 ft.	No
Min. Distance to RT 206	35 ft.	27.72	27.72	27.72 ft.	Yes (5)
Min. Distance to Intermediate Loop Rd.	5 ft.	N/A	5 ft.	5.21 ft.	No
Min. Distance to Inner Loop Rd.	10 ft.	N/A	8.48 ft.	8.67 ft.	Yes
Min. Distance to Internal Parking Area	4 ft.	N/A	± 3 ft.	± 3 ft.	Yes (5)
Min. Distance to Internal Driveway (4)					
Front of Building	10 ft.	N/A	10 ft.	± 30 ft.	No
Side of Building	5 ft.	N/A	± 10 ft.	8.52 ft.	No
Rear of Building	5 ft.	N/A	± 6 ft.	± 5.7 ft.	No
Accessory Building / Above-ground Structures					
Max. Height	15 ft.	N/A	27 ft.	27 ft.	Yes (5)
Min. Distance to Public Street	25 ft.	N/A	± 3 ft.	± 3 ft.	Yes (5)
Min. Distance to Internal Parking Area	10 ft.	N/A	± 4 ft.	± 4 ft.	Yes (5)
Min. Distance to Internal Driveway	10 ft.	N/A	± 2 ft.	± 2 ft.	Yes (5)
Min. Distance to Other Buildings	10 ft.	N/A	± 16 ft.		No
1. Portion of Tract dedicated for public streets.					
2. Except as further allowed in subsection 16-6.2b of this chapter, entitled "General Exceptions and Modifications for Height Limits."					
3. As measured from the façade facing Route 206, up to 25% of the total building length may have a maximum height of 55 feet and up to 15% of the total building length may have a maximum height of 60 feet.					
4. Excludes Drive-Through lane.					
5. Previously approved variance pursuant to Resolution PB-04-18.					



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- 3.10. **Building Separation.** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.12(h)(2)(i), requires a minimum building separation of 20 feet where the separation is occupied by plantings and/or used for pedestrian movement only. The applicant is proposing a minimum building separation of eight (8) feet between the Mixed Use building and the Anchor Building.
- 3.11. **Accessory Structure Height.** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.12(e) requires a maximum height accessory structure height of 15 feet. The applicant is proposing 3 flag poles at a height of 27 feet each.
- 3.12. **Accessory Structure Distance to a Public Street.** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.12(e) requires above ground accessory structures to have a minimum distance of 25 feet to a public street. The proposed pump station is approximately 3 feet to the proposed Inner Loop Road which shall be dedicated as a public street.
- 3.13. **Accessory Structure Distance to Internal Parking Area.** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.12(e) requires above ground accessory structures to have a minimum distance of 10 feet to internal parking areas. A proposed drive-through sign is approximately 4 feet from an internal parking area.
- 3.14. **Accessory Structure Distance to Internal Driveway.** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.12(e) requires above ground accessory structures to have a minimum distance of 10 feet to internal driveways. A proposed drive-through sign is approximately 2 feet from an internal driveway.

4.0 Vehicular Circulation and Parking

- 4.1. **Thoroughfare Parking.** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.6(b) requires “except for thoroughfares classified as lanes/alleys, shall accommodate on-street parking on both sides of the cartway”. Parking is not proposed along the Inner Loop Road or the Intermediate Loop Road.
- 4.2. **Off-Street Parking Location.** The application is in compliance. §16-6.5k.12(f)(1), “off-street parking shall be minimized to the greatest extent possible in front of the building line adjacent to Route 206.” The applicant is proposing 6 parking spaces out of 501 proposed parking spaces in front of the building line adjacent to Route 206.



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- 4.3. **Off-Street Parking Setback.** *Variance relief is required.* §16-6.5k.12(f)(2) requires the following minimum off-street parking setbacks:

Table 2: §16-6.5k.12(f)(2) Minimum Off-Street Parking Setback Requirements				
	Standard	Previously Approved	Proposed	Variance
From Route 206	15 ft.	18.76 ft.	18.78 ft.	No
From Intermediate Loop Road	4 ft.	6.13 ft.	5.88 ft.	No
From Inner Loop Road	5 ft.	4.24 ft.	4.24 ft.	Yes (1)
Tamworth Drive	5 ft.	3.29 ft.	2.96 ft.	Yes
1. Previously approved variance pursuant to Resolution PB-04-18.				

- 4.4. **Off-Street Parking Number.** The application is in compliance. The Board previously granted a de minimis exception from the NJ Residential Site Plan Improvement Standards, N.J.A.C. 5:21-1.1 et seq. (RSIS) for total deficit of 21 parking spaces. For this amended application, the total number of required parking spaces is 533 and the applicant is providing 513 spaces. However, the applicant is proposing 8 EVSE spaces and 4 Make-Ready spaces (discussed in more detail in 4.7 below) which count as two parking spaces each. Therefore, the applicant is proposing 525 parking spaces. The amended application reduced the amount of parking relief required from 21 parking spaces to 8 parking spaces. No additional relief is necessary. Table 3 identifies the required minimum number of off-street parking spaces.

The applicant has asserted that the RSIS parking standards do not apply to the residential units pursuant to N.J.A.C. 5:21-1.5(c)(1), “*where both residential and commercial development are planned in a mixed-use development, these rules shall apply to the residential part or parts of such development where such residential part or parts are discrete and separate from planned commercial parts as evidenced by, for example, separate building(s), separate parking, and separate access features.*” However, this office disagrees with that interpretation, in that the parking area for the residential apartments is separate from that of the commercial component of the project.

While the plans indicate a 39% deficit in residential parking, the ability for shared utilization of the commercial parking spaces should be explored and considered.



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Table 3: §16-6.5k.12(f)(3) Minimum Number of Off-Street Parking Spaces				
Use	Proposed Unit	Standard	Required Spaces	Proposed Spaces
Proposed Lots A-D				
Commercial/Retail	49,034 sf	3 spaces/1,000 sf	147.1	234
Restaurants	321 seats	1 space/3 seats	107	
1-bedroom apartment	28 units	1.8 spaces/unit	50.4	80
2-bedroom apartments	18 units	2.0 spaces/unit	36	
3-bedroom apartment	6 units	2.1 spaces/unit	12.6	
Proposed Lot E (Village Shopper III)				
Commercial/Retail	18,972 sf	3 spaces/1,000 sf	56.9	163
Office	7,094 sf	5 spaces/1,000 sf	35.5	
Restaurants	261 seats	1 space/3 seats	87	
Subtotal	-	-	532.5	475
Land-banked Spaces	-	-	-	36
Totals	-	-	533	513

- 4.5. **Shared Parking (Parking Report).** The application is in compliance. Shared parking is essential for the successful implementation of Area B particularly for mixed-use commercial and residential buildings. §16-6.5k.12(f)(4)(i), “a developer seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report Shared Parking, published by the Urban Land Institute. The report shall be prepared using the most current methodology published by the Urban Land Institute or the Institute of Transportation Engineers.” As part of prior resolution compliance, the applicant provided a shared parking report within their revised Traffic Report, dated September 28, 2018.
- 4.6. **Pedestrian Walkway. Variance relief is required.** §16-6.5k.12(h)(1)(ii)[a], “Area B shall be designed to include a central pedestrian walkway having a minimum clear width of 16 feet (not including building overhangs, seating, lighting or other site elements or trees along the primary building frontage). This walkway shall be continuous, connecting buildings along the entire length of the tract (parallel to Route 206) and connecting to pedestrian walks/sidewalks that extend along roadways and into adjacent neighborhoods. The existing Village Shopper III shall be excluded from this



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requirement.” The Board previously approved variance relief for a ten (10) foot pedestrian walkway adjacent to the Anchor Building. The applicant is now proposing a pedestrian walkway with a minimum width of 13.3 feet along the mixed-use building and anchor building due to architectural elements on the building. While the applicant is improving the proposed conditions, variance relief is still required.

- 4.7. **Electric Vehicle Supply/Service Equipment.** The application is in compliance. On July 9, 2021, Governor Murphy signed into law an act concerning electric vehicle supply equipment and Make-Ready parking spaces and amending and supplementing the Municipal Land Use Law (C.40:55D-1 et seq.) P.L. 1975, c.291. The law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Made-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements related to EVSE in all 565 municipalities within New Jersey.

In order to implement the act, the Department of Community Affairs (DCA) was tasked with adopting a model statewide municipal EV ordinance on its website. The model ordinance is required to include the installation, sightline and setback requirements and other health- and safety-related specifications for EVSE and Make-Ready parking spaces. The intent of the model statewide ordinance is to ensure that municipalities are requiring installation of EVSE and Make-Ready parking spaces in a consistent manner and also provide an ordinance that can be easily used by every municipality with no or minimal amendments by the municipality. The model statewide ordinance is mandatory and became effective in every municipality when it was published by the DCA on September 1, 2021.

The applicant is proposing 314 new parking spaces and 36 land-banked parking spaces. The model ordinance requires 4% of the parking spaces for a lot greater than 150 spaces to be Make-Ready spaces, 5% of them have to be ADA accessible. As such, the project requires 13 Make-Ready spaces; 1 space should be ADA accessible (0.65 spaces rounded to the next whole number). The applicant is proposing 8 EVSE spaces and 4 Make-Ready spaces. However, it is not clear if the model ordinance applies to applications for amended preliminary approval. Since it is not clear if the model ordinance is applicable to this application, the Board should determine if one of the EVSE spaces shall be located at an accessible parking space. *The proposed EVSE and Make-Ready spaces should be identified on the site plans as a condition of approval.*



5.0 Landscape Design, Plantings and Buffers

The following includes a review of basic dimensional and quantitative regulations; however, the technical review of plantings is deferred to the Board Landscape Architect.

5.1. **Street Trees.** The application is in compliance. §16-6.5k.7(a), “street trees shall be planted 40-feet on center along the entirety of the thoroughfare frontages, except for those classified as lanes/alleys within the PMUD”. Due to the amendments to allow for individual gas meters with a retaining wall for screening along the southern façade of the mixed-use building, the applicant is proposing to remove 2 deciduous street trees along the inner loop road (Brecknell Way). Otherwise, all of the previously proposed street trees remain the same.

5.2. **Plantings.** The application is in compliance. §16-6.5k.12(k), “all portions of the lot not covered by buildings or structures (e.g. parking lots, parking spaces, loading spaces, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be planted with grass, shrubs, and trees and shall be maintained in good condition. In any case, no less than ten (10%) of the area of the lot shall be so planted, and the planted area may include approved detention and/or retention basins”. Portions of the tract not utilized by buildings or paved surfaces are proposed to be planted with a combination conifers and/or deciduous trees, shrubbery, lawn area, ground cover, and existing vegetation. The applicant is proposing 27% of the tract to be covered with plantings.

5.3. **Route 206 Buffer (Plantings).** Additional information is required. §16-6.5k.12(l)(3), “buffers along Route 206 shall include a pedestrian sidewalk or walkway and plantings. Signs may be permitted in the buffer in accordance with the sign requirements at subsection 16-6.5k.12(m). A maximum of a four (4) foot high fence may be permitted.” The applicant is

proposing a sidewalk, plantings and signs within the Route 206 buffer. The applicant is also proposing 2 unknown structures, which appear to be utility boxes, in proximity to the C/D Building between the 6 parking spaces and Route 206. The applicant should identify what the unknown structures are on the plans. The applicant is also protecting the existing street trees along Route 206.





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5.4. **Buffer between Area B and C. Variance relief is required.** §16-6.5k.12(l)(4), “a minimum of a 10-foot buffer shall be provided between Area B and Area C to visually screen parking areas. The buffer may include stormwater management facilities and/or plantings. A maximum of a four (4) foot high fence may be permitted.” The Board previously granted variance relief for a 2-foot-buffer to the south of Building C/D. The applicant is now proposing a minimum buffer of approximately 3.3 feet. Additionally, variance relief was previously approved for the 6-foot-high-fence around the pump station within the required 10-foot buffer. However, the applicant is also now proposing a retaining wall with a maximum height of 8-feet to screen the depressed gas station meters along the southern façade of the mixed-use building within the buffer area. While the applicant is improving the width of the buffer between Area B and C, variance relief is still required. Variance relief is also required for the 8-foot-high retaining wall screening the gas meters.

5.5. **Tree Plantings. A design exception is required.** §16-5.6d.3 requires “a minimum of fourteen (14) trees per acre shall be planted on nonresidential tracts. Any trees provided to meet the required street tree and/or buffer requirement shall not be counted towards the minimum tree requirement”. At 11.46 acres, this section requires a total of 160 (11.46 x 14 = 160.4) trees to be planted on the site. The applicant is proposing 135 shade trees, 27 ornamental trees, and 27 evergreen trees.

The Board previously approved an exception for a deficiency of 53 trees and the applicant is now proposing a deficiency of 57 trees.

If the applicant is unwilling or unable to accommodate the required number of trees on site, they may make a contribution to the Township Tree Bank or plant trees on public property, under direction of the Township Landscape Architect, as is permitted by Code Section 16-5.6d.3.b in lieu of planting onsite.

5.6. **Fence Height. Variance relief is required.** §16-5.3(b), “on any lot in any district, no wall or fence shall be erected or altered so that said wall or fence shall be over four (4) feet in height in side, rear and front yard areas.” The Board previously granted variance relief for six (6) foot high walls around the pump station, and trash enclosure. The applicant is now also proposing an 8-foot-high retaining wall around the gas meters along the southern façade of the mixed-use building.



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- 5.7. **Fence Material.** *The Board should determine if the installed vinyl is an acceptable material around the pump station or if the white vinyl fence should be replaced with the previously approved masonry wall.*

The Board previously approved the pump station and trash enclosures to be screened with masonry walls the same color as the buildings.

The applicant installed a white vinyl fence to screen the pump station 4.31 feet from the inner loop road (Brecknell Way). The applicant is proposing a CMU wall with a masonry stucco exterior to screen the trash enclosures.



6.o Signs

- 6.1. **Sign Illumination.** The application is in compliance. §16-6.5k.12(m)(1)e, signs in Area B may be externally or internally illuminated, except as otherwise required. Individual letters and any logo may be back lit or, alternatively, the sign may be externally lit from below or above the sign, with the light focused directly onto the sign and with appropriate shielding to prevent any sight of the light source from any street or neighboring property. The applicant is proposing backlit illuminated push-through logos for both the tall and low identity wall signs and external up-lighting for the main gateway wall sign with flag poles. The identify wall sign adjacent to the open space plaza will not be illuminated. The *Sign Package* identifies the attached wall sign illumination as follows:

- Starbucks logo: backlit illuminated push-through logos
- Starbucks sign: illuminated channel letters, white face
- Building A/B: backlit illuminated push-through logos
- Anchor Building: Illuminated channel letters
- Mixed Use Building: backlit illuminated push-through logos
- Residential Entrances: halo-illuminated channel letters

Sheet 8 of the Sign Package is labeled as signs with gooseneck lamps; however, the plan sheet identifies cabinet signs with backlit illuminated push-through



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logos. *The applicant should confirm/clarify the proposed sign illumination for the mixed-use building.*

- 6.2. **Monument Signs (Number).** *Variance relief is required.* The applicant is permitted a total of three (3) monument signs excluding the existing monument signs on Village Shopper III. The applicant is proposing four (4) monument signs, three along the Route 206 frontage and one at the open space plaza.
- 6.3. **Monument Sign (Area).** *Variance relief is required.* §16-6.5k.12(m)(2)(ii), monument signs shall not exceed 75 square feet; however, per §16-6.5k.12(m)(2)(iv), one (1) monument sign duplicating the existing tall Village Shopper III sign shall be permitted on the southern end of Area B. The applicant is proposing the following monument signs:
- One (1) low monument sign: 50.88 square feet (complies)
 - One (1) tall monument sign (matches the VSIII sign: 74.67 square feet (complies)
 - One (1) gateway monument sign: 79.75 square feet (non-compliant)
 - One (1) identity wall sign: 8.96 square feet (complies)
- 6.4. **Monument Sign (Height).** The application is in compliance. §16-6.5k.12(m)(2)(iii), monument signs shall have a maximum height of 8 feet; however, per §16-6.5.k.10(m)(2)d, one (1) monument sign duplicating the existing tall Village Shopper III sign shall be permitted on the southern end of Area B which has a maximum height of 17 feet. The applicant is proposing the following monument signs:
- One (1) low monument sign: 8 feet in height
 - One (1) tall monument sign (matches the VSIII sign: 17 feet in height
 - One (1) gateway monument sign: 6.67 feet in height
 - One (1) identity wall sign: 3.5 feet in height
- 6.5. **Monument Sign (Street Setback).** The application is in compliance. §16-6.5k.12(m)(2)(v)[a], monument signs shall be setback at least 10 feet from any street right-of-way. The monument signs have a minimum street setback of 10.4 feet.



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- 6.6. **Monument Sign (Tract Boundary Setback).** The application is in compliance. §16-6.5k.12(m)(2)(v)[b]., monument signs shall be setback at least 10 feet from any tract boundary. The monument signs have a minimum tract boundary setback of 17 feet.
- 6.7. **Directional Sign (Number).** The application is in compliance. §16-6.5k.12(m)(3)(i), a maximum of four (4) directional signs are permitted. The applicant is proposing four (4) Starbucks directional signs.
- 6.8. **Directional Sign (Area).** *Additional information is required.* §16-6.5k.12(m)(3)(ii), directional signs shall have a maximum sign area of 10 square feet. The Starbucks directional signs have not been provided. The applicant should provide details of the Starbucks directional signs.
- 6.9. **Directional Sign (Height).** *Additional information is required.* §16-6.5k.12(m)(3)(iii), directional signs shall have a maximum height of 4.5 feet. The applicant should provide details of the Starbucks directional signs.
- 6.10. **Directional Sign (Street Setback).** *Additional information is required.* §16-6.5k.12(m)(3)(iv)[a]., directional signs shall be setback at least 5 feet from any street right-of-way. The proposed Starbucks directional signs have a minimum setback of approximately 30 feet from the street right-of-way. *The Site Plans and the Sign Package do not identify one of the directional signs in the same location. The plans should be revised to consistently identify the location of the directional signs. Moreover, the setbacks from the drive aisles should be identified on the Site Plans.*
- 6.11. **Directional Sign (Tract Boundary Setback).** The application is in compliance. §16-6.5k.12(m)(3)(iv)[b], directional signs shall be setback at least 5 feet from any tract boundary. The proposed Starbucks directional signs have a minimum setback of approximately 80 feet from the tract boundary.
- 6.12. **Starbucks Menu Signs.** *Variance relief was previously granted pursuant to Resolution PB-04-18.* The PMUD does not contain standards for an “Menu” sign. The applicant is proposing two menu signs adjacent to Building C/D (i.e. Starbucks). Details of the Starbucks menu signs have not been provided. The applicant should provide details of the Starbucks menu signs.
- 6.13. **Attached Tenant Signs (Number).** *Variance relief is required.* §16-6.5k.12(m)(4)(i), tenants are permitted up to 2 illuminated attached signs. The Sign Package identifies four (4) attached wall signs for Starbucks whereas variance relief was previously granted for three (3) attached wall signs for the Starbucks. Variance relief is required for the additional proposed attached sign.



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- 6.14. **Attached Tenant Sign (Primary Sign Location).** *Additional information is required.* §16-6.5k.12(m)(4)(iii)[a], primary signs shall be located directly above the storefronts on the front façade. The applicant should confirm that the attached tenant primary signs are still proposed directly above the storefronts on the front facades of the buildings.
- 6.15. **Attached Tenant Sign (Secondary Sign Location).** *Additional information is required.* §16-6.5k.12(m)(4)(iii)[b], secondary signs shall be located on either the side or rear façade. The applicant should confirm that the attached tenant secondary signs are still proposed either on the side or rear facades of the buildings.
- 6.16. **Attached Tenant Sign (Mounted Height).** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.12(m)(4)(iv), attached tenant signs shall have a maximum mounted height of 22 feet. The proposed Starbucks attached sign has a mounted height of 29 feet.
- 6.17. **Attached Tenant Sign (Area).** *Additional information is required.* §16-6.5k.12(m)(4)(v), permits a maximum sign area of 50 square feet. The *Site Plans* indicate that all of the signs are 50 square feet; however, the *Architectural Plan* identifies one 100-square foot sign on the Anchor Building. The applicant should confirm the area of the proposed anchor tenant signs and request variance relief, as necessary.
- 6.18. **Attached Tenant Sign (Height).** *Compliance to be determined at the time of building permit.* §16-6.5k.12(m)(4)(vi), permits a maximum height of 5 feet. While the Sign Package and the Architectural Plans identify all of the attached tenant signs at a maximum height of 5 feet; the actual sign heights should be reviewed at the time of building permit for each tenant in order to determine compliance.
- 6.19. **Attached Tenant Sign (Letter Height).** *Compliance to be determined at the time of building permit.* §16-6.5k.12(m)(4)(vii), permits a maximum letter height of 2.5 feet for primary signs and 1.5 feet for secondary signs. Neither the Sign Package or the Architectural Plans identify the letter heights of the signs; the actual letter heights should be reviewed at the time of building permit for each tenant in order to determine compliance.
- 6.20. **Attached Tenant Sign (Length).** *Compliance to be determined at the time of building permit.* §16-6.5k.12(m)(4)(viii), permits a maximum sign length of 80% of the width of the storefront of the tenant. While the Sign Package and the Architectural Plans identify all of the attached tenant signs at a maximum sign length of 80%



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of the tenant storefront facade; the actual sign lengths should be reviewed at the time of building permit for each tenant in order to determine compliance.

- 6.21. **Attached Tenant Sign (Distance to the End of Storefronts or Corner of Building).** *Variance relief was previously granted pursuant to Resolution PB-04-18.* §16-6.5k.12(m)(4)(ix), requires a minimum distance to the end of the storefront or corner of a building of 24 inches (2 feet). The Architectural Plans for the Mixed-Use Building show that the signs for tenant spaces 1, 2, 5, 10, 11, 12, and 13 either overlap with an adjacent storefront or appear to come within 24 inches of an adjacent storefront.
- 6.22. **Rear Façade Sign.** *Compliance to be determined at the time of building permit.* §16-6.5k.12(m)(5), allows each tenant one (1) additional rear façade sign, with a maximum sign area of 1 square feet, identifying the tenant at the service door providing access into the tenant store space. Neither the Sign Package or the Architectural Plans identify rear façade signs at this time.
- 6.23. **Storefront Sign.** *Compliance to be determined at the time of building permit.* §16-6.5k.12(m)(6), allows each tenant one (1) non-illuminated sign, with a maximum height of 4 inches and a maximum of 10% of the window or door area to which it will be attached, to be painted or otherwise attached to a window or glass portion of the entrance door per tenant. Neither the Sign Package or the Architectural Plans identify storefront signs at this time.
- 6.24. **Blade Sign.** *Compliance to be determined at the time of building permit.* §16-6.5k.12(m)(7), allows each tenant one (1) blade sign that is a maximum of 2 feet from the building, 1.5 feet in height, 3 square feet, and 8 feet from the ground. Neither the Sign Package or the Architectural Plans identify blade signs at this time.

7.0 Lighting

The following includes a review of basic dimensional and quantitative regulations; however, the technical review of street lighting is deferred to the Township Engineer.

- 7.1. **Public Street Lighting.** *This office defers to the Township Engineer on compliance.* §16-6.5k.8(a), the Township street lighting specifications shall be used for all public roads.



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- 7.2. **Open Space and Pedestrian Lighting.** The application is in compliance. §16-6.5k.8(b), all lower scale lighting for open spaces and pedestrian areas should be coordinated and reflect the architectural design and be consistent within all of the sub-areas of the PMUD. The applicant has proposed decorative lighting consistent with the developers of the other sub-areas.
- 7.3. **Open Space Light Fixture Design.** The application is in compliance. §16-6.5k.12(j)(6), “open space/plaza lighting shall consist of decorative fixtures”. The applicant has proposed full cutoff decorative fixtures as required.
- 7.4. **Open Space Light Fixture Height. Variance relief is required.** §16-6.5k.12(j)(6), open space/plaza lighting shall have “a maximum height of 14 feet”. The applicant is proposing decorative light fixtures with heights of 15.5-feet and 17.5-feet.
- 7.5. **All other Lighting Fixtures Height.** The application is in compliance. §16-6.5k.12(j)(7), “all other fixtures shall not exceed 20 feet in height”. The applicant has proposed street light fixtures with a maximum height of 20 feet.
- 7.6. **Fixture Type.** The application is in compliance. §16-6.5k.12(j)(8), “lighting fixtures shall be non-glare, full cut-off”. The proposed pole mounted lighting are non-glare and full cutoff.
- 7.7. **Bollard Lighting.** The application is in compliance. §16-6.5k.12(j)(9), “bollard lighting, not more than four (4) feet in height and appropriately shielded shall be provided along sidewalks and within open space areas”. The applicant is proposing bollard lighting, 3.67 feet in height, along sidewalks and within open space areas.
- 7.8. **Attached Lighting. Additional information is required.** §16-6.5k.12(j)(10), “lighting may be attached to a building, provided that such lighting is focused downward/full cut-off”. The applicant should confirm that the proposed attached lighting is downward gooseneck fixtures.
- 7.9. **Illumination Levels.** §16-6.5k.12(j)(11), the permitted illumination levels are as follows:
- 7.9.1. **Tract Boundary. Variance relief is required.** A maximum of 0.1 footcandle, except for intersections with streets/driveways is permitted. The applicant has indicated that they will exceed the 0.1 footcandle requirement; however, the illumination schedule does not identify the maximum footcandles at the tract boundary.



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- 7.9.2. **Vehicular Intersections/entrances.** The application is in compliance. A minimum of one (1) footcandle is required. The applicant is proposing a minimum of 1.0 footcandles at all of the proposed intersections.
- 7.9.3. **Streets.** The application is in compliance. §16-5.4a.3 indicates the light intensity provided at ground level shall average at least three-tenths (0.3) footcandles for other street lighting. The street illumination averages 1.15 footcandle for the inner loop road (Brecknell Way) and 0.91 footcandles for the intermediate loop road (Village Drive).
- 7.9.4. **Parking Lots. Variance relief is required.** A minimum of 0.2 footcandles, an average of one (1) footcandle, and a maximum-to-minimum ratio of 20:1 is required. For the commercial parking, the applicant is proposing a minimum of 0.4 footcandle, an average of 1.27 footcandles, and a maximum-to-minimum ratio of 8.25:1. For the residential parking, the applicant is proposing a minimum of 0.4 footcandle, an average of 1.0 footcandles, and a maximum-to-minimum ratio of 9.5:1. The applicant is exceeding the average footcandles for the commercial parking lots.
- 7.9.5. **Pedestrian Areas and Open Space.** The application is in compliance. A minimum of 0.2 footcandles, a maximum of five (5) footcandles, and a maximum-to-minimum ratio of 20:1 is required. The applicant is proposing:
- Building A/B: a minimum of 0.4 footcandles, a maximum of 2.5 footcandles, and maximum-to-minimum ratios of 6.25:1;
 - Building D: a minimum of 0.2 footcandles, a maximum of 2.2 footcandles, and maximum-to-minimum ratios of 11:1;
 - Mixed-Use Building: a minimum of 0.3 footcandles, a maximum of 3.0 footcandles, and maximum-to-minimum ratios of 10:1; and
 - Residential Area: a minimum of 0.4 footcandles, a maximum of 5.0 footcandles, and maximum-to-minimum ratios of 12.5:1.
- 7.10. **Illumination Hours.** The application is in compliance. §16-6.5k.12(j)(12), “*except for any lighting for security purposes, all other lighting shall be controlled by circuit timers so that the lights are automatically turned off after business hours*”. The lighting notes describe that non-security lighting will be controlled by a timer and turn off one hour after the last tenant closes.



8.0 Architectural Design

8.1. **Design.** The application is in compliance. §16-6.5k.12(i)(1), the architectural design shall be substantially similar to the illustrative architectural exhibits, entitled “The Village Walk at Montgomery”, included in Appendix B of the Periodic Reexamination of the Master Plan and Development Regulations and Land Use Plan Element, dated August 2017. The proposed architectural plans are substantially similar to the illustrative architectural exhibits.

8.2. **Facades.** The application is in compliance. §16-6.5k.12(i)(2), the front, sides and rear of the of the buildings shall be similarly designed and finished with the same materials and similar architecture. All facades of the buildings are similarly designed.



8.3. **Articulation.** The application is in compliance. §16-6.5k.12(i)(2), the building exterior shall have vertical and/or horizontal offsets to create visual breaks along each façade. Long, monotonous, uninterrupted walls are not permitted. The application is proposing vertical offsets through variations in building materials.

8.4. **Materials.** The application is in compliance. §16-6.5k.12(i)(4), the use of stucco, synthetic stucco, or vinyl as a principal building exterior finish is strictly prohibited. Both the Anchor Building and Building A/B are predominantly brick veneer with AZEK trim and a stone veneer base course. Variance relief was previously granted for the use of hardi-board on Building C/D. The applicant should confirm the materials proposed on the Mixed-Use Building.

9.0 Residential Apartments

9.1. **Location.** The application is in compliance. §16-6.5k.12(d)(1), “residential apartments are required and shall be located above permitted nonresidential uses. Apartment dwellings may be located on the second and/or third floor levels of mixed use buildings, provided that there shall be no non-residential uses on any upper floors containing residential development.” The applicant is proposing 52 residential apartments on the second and third floor of the mixed-use building.



10.0 Consideration of the “C” Variances

The following sections summarize the “c” variance criteria for the purposes of establishing a framework for review. The applicant bears the burden of proof, which is divided into two parts, in the justification of the “c” variances. The applicant must justify the “c” variances separately and each variance must satisfy both parts.

10.1. **Consideration of the Positive Criteria.** To satisfy the positive criteria for a “c” variance, the applicant has two choices. First, known as “c(1)” variance relief, the applicant may demonstrate that strict application of the regulation would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship due to one of the following:

- By reason of exceptional narrowness, shallowness or shape of a specific piece of property;
- By reason of exceptional topographic conditions or physical features uniquely affecting the specific piece of property; or
- By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

Alternatively, and known as “c(2)” variance relief, the applicant may demonstrate the following positive criteria in support of the request for relief:

- Where in an application or appeal relating to a specific piece of property to purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

10.2. **Consideration of the Negative Criteria.** Should the applicant satisfy the positive criteria, it must also be demonstrated that that the granting of the variance can be accomplished without resulting in substantial detriment to the public good and without substantial impairment of the intent and purpose of the zoning ordinance and zone plan. These factors are referred to as the negative criteria.

11.0 Montgomery’s Relevant Land Use Policies

11.1. **Master Plan Goals.** The Township Master Plan includes several goals which are relevant to the Board’s consideration of this application. The following goals can be found on page 6 through 8 of the 2017 Master Plan Reexamination Report:



VILLAGE SHOPPES AT MONTGOMERY, LLC
AMENDED PRELIMINARY FINAL SUBDIVISION AND SITE PLAN

Clarke Caton Hintz

1. *The Development Plan of Montgomery Township should maintain the continuity of the Township's planning process and build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations.*
2. *The identity of the Township as a totality and the integrity of individual neighborhood areas should be preserved, enhanced and created to the maximum extent possible.*
4. *The Development Plan should strive to prevent the homogenous spread of suburban development throughout the municipality. Specific areas of the Township should be designated for specific types of residential and non-residential development. The rural and country atmosphere which prevails throughout most of the municipality should be maintained.*
5. *Recognizing the housing obligations of the municipality but attempting to prevent sprawl and maintain a development mix balanced between residential and non-residential construction, the Development Plan should guide and contain the principal commercial and higher density residential development within the municipality to specific areas of concentrated land uses. One of these areas, referred to as the Rocky Hill node, currently exists along Route 206 near its intersection with Route 518. ...*

The applicant is proposing a residential development within the Rocky Hill node consistent with the 2017 Re-Examination of the Master Plan, the 2017 Land Use Element, and the PMUD ordinance.

12.0 Materials Reviewed

- 12.1. *Montgomery Township Planning & Zoning Board Application and related documents, dated September 23, 2021.*
- 12.2. *Major Subdivision and Site Plans, 35 sheets, prepared by Menlo Engineering Associates, Inc., dated March 16, 2018, last revised February 25, 2022.*
- 12.3. *Construction Phasing Plan, 1 sheet, prepared by Menlo Engineering Associates, Inc., dated September 28, 2018, last revised April 8, 2022.*



VILLAGE SHOPPES AT MONTGOMERY, LLC
AMENDED PRELIMINARY FINAL SUBDIVISION AND SITE PLAN

Clarke Caton Hintz

- 12.4. *Architectural Plans (Anchor Building)*, 5 sheets, prepared by Michael V. Testa Architect, dated March 16, 2018, last revised September 20, 2021.
- 12.5. *Architectural Plans (Buildings A & B)*, 2 sheets, prepared by Michael V. Testa Architect, dated March 16, 2018, last revised January 18, 2022.
- 12.6. *Sign Package*, prepared by City Sign Service Inc., dated September 7, 2021.

13.0 Applicant / Owner / Professionals

- 13.1. **Applicant:** Village Shoppes at Montgomery, LLC, 219 Nassau Street, Princeton, NJ 08542. Telephone: 609.534.1480. Email: VJP@puglieseproperties.com.
- 13.2. **Owner:** Same as applicant
- 13.3. **Attorney:** Richard Schatzman, Esq., Schatzman Baker, P.A., 731 Alexander Road, Suite 201, P.O. Box 2329, Princeton, NJ 08543-2329. Telephone: 609.924-1199. Facsimile: 609.683.5251. Email: aslimak@schatmanbaker.com.
- 13.4. **Engineer:** Christopher J. Szalay, P.E., Menlo Engineering Associates, 261 Cleveland Avenue, Highland Park, NJ 08904. Telephone: 732.846.8585. Facsimile: 732.846.9439. Email: cszalay@menloeng.com.
- 13.5. **Architect:** Michael V. Testa, AIA, 701 Tennent Road, Manalapan, NJ 07726. Telephone: 732.972.9177. Facsimile: 732.972.9176. Email: metesta@mvtarchitect.com.

14.0 Summary

The applicant is requesting amended preliminary and final site plan approval with bulk variances to construct a mixed-use development, consisting of retail uses, 52 apartments, portions of two (2) Master Plan loop roads, and associated improvements. Based on our initial review, the following variances and design exceptions are required or may be required, depending on the additional information submitted by the applicant. This list is not exhaustive and may be augmented by analysis performed by other Board professionals.

- a) Bulk Variances
 - §16-6.5k.12(e) Buffer from Route 206



VILLAGE SHOPPES AT MONTGOMERY, LLC
AMENDED PRELIMINARY FINAL SUBDIVISION AND SITE PLAN

Clarke Caton Hintz

§16-6.5k.12(e) Buffer from Tract A-2 Residential
§16-6.5k.12(e) Principal Building Distance to Inner Loop Road
§16-6.5k.12(f)(2) Off-street Parking Setback
§16-6.5k.12(h)(1)i Pedestrian Walkway
§16-6.5k.12(j)(6) Open Space Lighting Fixture Height
§16-6.5k.12(j)(11)(i) Tract Boundary Illumination Levels
§16-6.5k.12(j)(11)(iv) Parking Lot Illumination Levels
§16-6.5k.12(l)(2)(i) Buffer Width from Route 206
§16-6.5k.12(l)(2)(ii) Buffer Width between Area A and Area C
§16-6.5k.12(l)(4) Buffer between Area B and C
§16-6.5k.12(m)(2)(i) Monument Signs (Number)
§16-6.5k.12(m)(2)(ii) Monument Sign (Area)
§16-6.5k.12(m)(4)(i) Attached Tenant Wall Signs (Number)
§16-6.5k.12(m)(4)(v) Attached Tenant Wall Sign (Area)
§16-5.3(b) Fence Height

- b) Design Exceptions
§16-5.6d(3) Tree Planting

Please do not hesitate to contact this office with any questions you may have.

W:\5000's\Montgomery Twp\5626_Montgomery Planning Board\5626.09 Pugliese Redevelopment\2021 Amended Site Plan
Application\220421_CCH Review Memo.docx

LAUREN A. WASILAUSKI
Open Space Coordinator



**PLANNING DEPARTMENT
OPEN SPACE**

Municipal Building
2261 Van Horne Road (Route 206)
Belle Mead, New Jersey 08502-0001
Phone: (908) 359-8211
Fax: (908) 359-2006

E-Mail:
lwasilauski@montgomerynj.gov

MEMORANDUM

To: Planning Board
From: Lauren A. Wasilauski, Open Space Coordinator
Date: April 18, 2022
Re: PB-04-18: Village Shoppes at Montgomery, LLC
Block 28007 Lots 1, 2, 3 & 4 and Block 28009 Lot 4 (Route 206)
Amended Site Plan

This office has reviewed the following materials and offers the comments below:

- “Amended Preliminary and Final Major Subdivision and Site Plan” for “Village Shoppes at Montgomery”, prepared by Menlo Engineering Associates, Inc. (35 sheets, last revised 2/25/2022)
- “Construction Phasing Plan” prepared by Menlo Engineering Associates, Inc. (1 sheet, last revised 4/8/2022)
- Architectural renderings for Buildings A & B, prepared by Michael V. Testa (2 sheets, last revised 1/18/2022)

A. Application Overview

1. The site is approximately 10.3 acres located on the west side of State Route 206.
2. The site contains existing retail/commercial buildings, parking area, and other appurtenances.
3. The applicant has demolished the southerly most structure and proposes to demolish the remaining structures, in order to construct several pad sites consisting of retail and commercial buildings, and one mixed use retail/commercial building on the first floor with two stories of residential above. The proposal includes two “loop” roads, parking areas, and other associated improvements. The project was previously presented to the Planning Board as case PB-04-18 and PB-02-21.
4. The applicant is proposing smaller buildings along Route 206, as well as an amended phasing/construction schedule.

B. Landscaping / Tree Planting

1. This office defers review of proposed species and locations to the Board Landscape Architect.
2. This office is pleased to see that most of the mature trees along Route 206 will be saved.

C. Site Amenities

1. This office appreciates the inclusion of bike racks and benches in the open space plaza area.
2. Bike racks have been provided at the rear of the mixed use building for residential tenants to use.
3. This office supports the inclusion of the trellis over the plaza area between the proposed buildings in Phase 1B for shade. Perhaps a bench could be added in this area.

D. Electric Vehicles

1. The cover letter from Chris Szalay, PE (dated 3/10/2022) indicates 8 proposed electric vehicle stations and 4 make-ready stations to be installed, which this office supports. However, the overall plan (sheet 4) and geometry plans for phase 1 (sheet 7) and phase 2 (sheet 12) do not match this comment. The overall plan shows 6 EV stations and 6 make-ready stations. The geometry plans also differ from the overall plan. Future plan sets should be revised to accurately reflect the number and locations of EV stations and make-ready parking spots.

E. Lighting

1. It is unclear to this office if lighting will be provided in the stairway between proposed phases 2A and 2B. If not, lighting should be provided for safety.



ENVIRONMENTAL COMMISSION

Municipal Building
2261 Van Horne Road (Route 206)
Belle Mead, NJ 08502

Phone: (908) 359-8211

Fax: (908) 359-2006

To: Montgomery Township Planning Board
From: Montgomery Township Environmental Commission
Re: PB-04-18: Village Shoppes at Montgomery, LLC
Date: April 20, 2022

The Environmental Commission reviewed the application for Village Shoppes at Montgomery, and makes the following comments and suggestions.

A. Lighting

1. The Environmental Commission does not support the variances for exceeding the permitted lighting of levels. Lighting at night kills birds and insects, including fireflies and pollinators, and is stressful for all plants and animals, including those who are not nocturnal, including humans. It is a waste of energy, and prevents us from enjoying the night sky. Bright lights also cause temporary vision problems for drivers, potentially causing traffic accidents.
2. We recommend that all lighting be pointed downward and shielded from the sides.
3. We are also concerned about the proposed sign illumination, as shown in Sign Package Modifications from City Sign, dated September 7, 2021.
 - a. It is impossible to determine from any information given whether the signs will be too bright.
 - b. The Environmental Commission is not clear on the meaning of "push-thru acrylic backlit illuminated letters," and "Back-lit Illuminated Push-thru Logos."
 - c. The Planning Board was very skeptical of the sign at CVS in Belle Mead that is similar to the sign labeled "Halo-illum Channel Letters," on page 9 of the same package, and dramatically decreased the allowed signage from what the applicant requested. The sign shown on page 4 of the same package, with the free-standing letters, is proposed to be lit via uplighting, and we fail to see how the freestanding letters can be lit without extra light shining through them, directed up. Please find another way to convey your message.

- d. We believe that the blank rectangular space on the Route 206 side of the Starbucks building can be enhanced in a better way than with a Starbucks sign. We recommend a tree or a trellis with Virginia creeper growing on it. We also prefer a water feature in the main plaza over an identity wall, and we believe shoppers and residents will agree with us.

B. Energy Use / Management

1. We recommend that the buildings have solar panels on the roofs.
2. Please use energy-saving lighting and appliances in the site, the buildings, and the apartments.
3. To protect air quality and save energy, please provide “No Idling” signs at any location where motorists might wait for residents or shoppers, such as in the loading area, and outside resident entrances, restaurants, and the anchor store.

C. Stormwater Management

1. We suggest incorporating porous pavement on the site for sidewalks, parking areas, etc.

D. Site Amenities

1. We would like to see bicycle lanes and bicycle racks.
2. We encourage the applicant to provide benches or other seating in the rear of the residential building, in front of the shops and restaurants, and anywhere pedestrians might wish to rest or gather.
3. We suggest that restaurant owners should have the option of providing outdoor seating wherever the Zoning Officer finds that it won't interfere with the safe passage of pedestrians. The applicant shouldn't have to return to the Zoning Board for a few tables.

E. Landscaping

1. We reviewed the landscaping plan, and we are pleased to see that the row of mature oak trees along Route 206 are to be preserved. Please also save the beautiful flowering crabapple trees next to them.
2. Montgomery's tree ordinance, Code Section 16-5.6 d.3, requires that 14 trees be planted per acre of land to be developed. Our review shows that the applicant proposes to plant 166 trees, including 56 street trees, leaving 110 trees. This comes out to planting only 11 trees per acre. The applicant could provide more trees on the site, or donate the remaining required three trees per acre to Montgomery's tree bank, as permitted in Code Section 16-5.6 d.3.(b) (2).

3. We suggest more native groundcovers and other native herbaceous plants. Below are a few suggestions of easy-care native plants that may be used effectively in sunny gardens at commercial sites.
 - a. Butterfly weed blooms from June to August.
 - b. Virginia bluebells are beautiful in spring, and if interplanted with Christmas ferns, the two will provide greenery all year, with the ferns coming up just in time to cover the dying leaves of the bluebells.
 - c. Golden ragwort is an attractive native evergreen groundcover with yellow flowers in spring.
 - d. *Physotegia virginiana*, obedient plant, provides foliage all summer, then blooms for a month in August or September.
 - e. Everyone loves Black-eyed Susans, *Rudbeckia hirta*, and scarlet bee balm.
 - f. River oats are a lovely native ornamental grass.

Shade Tree Committee



Municipal Building
2261 Van Horne Road
(Route 206)
Belle Mead, NJ 08502
Tel. (908) 359-8211
Fax (908) 359-0970
TDD (908) 359-8211

To: Zoning Board
Re: Village Shoppes at Montgomery, LLC
Date: April 20, 2022

The Shade Tree Committee notes that there are a huge proportion of Bloodgood London Plane trees in Landscape Plan-1, namely, 54 out of a total of 99 trees, ie more than 50%. We strongly recommend that additional varieties of native trees be substituted for some of the Bloodgood London Plane trees to create more diversity.

From: Kristen Sargent
Sent: Friday, March 18, 2022 1:11 PM
To: Cheryl Chrusz <CChrusz@montgomerynj.gov>
Subject: PB-04-18

The Health Department has no comments regarding this application.

Kristen Sargent, Sr. REHS

Montgomery Township Health Department
2261 Route 206
Belle Mead, NJ 08502
Phone (908)359-8211 ext 2250
Fax (908)359-4308
ksargent@montgomerynj.gov





Bright View Engineering
Moving you forward

April 6, 2022

VIA (E-MAIL CChrusz@twp.montgomery.nj.us))

Ms. Cheryl Chrusz
Administrative Assistant
Montgomery Township Planning Board
2261 Van Horne Road (Route 206)
Belle Mead, New Jersey, 08502

**Re: Village Walk @ Montgomery
Block 28005, Lots 60,65,68 & 69
Bright View Project No.: 202752**

Dear Ms. Chrusz:

Bright View Engineering (BVE) has had the opportunity to review the following supplemental documentation with regard to the above referenced project:

- March 10th, 2022 Letter from Menlo Engineering Associates, Inc. to the Township of Montgomery regarding resolution compliance for the above referenced project
- Sign Package prepared by City Sign Service Inc for Village Walk at Montgomery dated September 7, 2021
- Architectural Plans entitled “Proposed New Building for Village Walk at Montgomery, Buildings ‘A’ & ‘B’” prepared by Michael V. Testa Architect, revised January 18, 2022, 2 sheets
- Site Plans entitled “Village Walk at Montgomery” prepared by Menlo Engineering Associates, Inc, revised February 25, 2022, 35 sheets
- Colorized Plan entitled “Village Walk at Montgomery – Construction Phasing Plan” prepared by Meno Engineering Associates, Inc, revised February 25, 2022, 1 sheet
- Supplemental Plan entitled “Village Walk at Montgomery – Truck Movement Plan – Phase 1A” prepared by Meno Engineering Associates, Inc, dated March 28, 2022, 1 sheet

The plans submitted represent updates to the site plan associated with resolution compliance as well as requests to revise the construction phasing of the project, including a proposed vehicle circulation plan for Phase 1A of the project which includes building C/D which consists of 9,788 sf of retail space inclusive of a 2,514 sf Starbucks with drive through.

70 South Orange Avenue, Suite 109
Livingston, New Jersey 07039

C: (732) 236-7557 T: (973) 228-0999 F: (201) 753-3904
BrightViewEngineering.com

P.O. Box 99
Roseland, NJ 07068



With regard to this information, BVE has the following comments:

- 1) The information provided identifies providing access to Building C/D via three locations along US 206: 1) a right-in / right-out access at the partially constructed inner loop road to be known as Brecknell Way, 2) a right-in / right-out access to the site on US 206 between Brecknell Way and the existing traffic signal, and 3) a full movement driveway at the existing traffic signal on US 206. The connection between the traffic signal and building C/D is accomplished via a temporary connection through the existing parking lot of the old Village Shopper 2, roughly parallel to US Route 206.

This office has concerns with the proposed access plan, particularly the interaction of vehicles at the intersection formed by the US Route 206 right-in / right-out driveway, the temporary access proposed to the traffic signal, and the western access to building C/D. The ability to enter the site from both Brecknell Way and the right-in / right-out driveway also raises concerns with the operation of the drive through at the Starbucks, especially in the initial weeks after opening as drivers learn to navigate the site.

In lieu of the proposed access plan, BVE recommends the attached circulation plan accompanied by appropriate temporary signing be considered until traffic volumes have normalized on site and at the access driveways. We recommend on site circulation and queuing of the drive through be monitored in the weeks following the opening of the store and access and circulation patterns be adjusted as necessary throughout the project. We recommend the Brecknell Way access remain closed until peak hour queuing for the Starbucks does not extend beyond the drive through storage lane.

- 2) The proposed updated phasing plan call for building C/D to be open prior to the completion of Brecknell Way, Village Drive, and the traffic signal improvements at US 206. Based on the phasing plan provided, Brecknell Way and the signal improvements would be completed in tandem with the construction of buildings A & B. Village Drive would be constructed as part of the anchor building and the mixed used building constructed after all roadway improvements are in place. This office recommends a trip generation analysis be prepared by the applicant that compares the anticipated trip generation for each phase of the site to the trips generated by the site prior to the current construction. Such an analysis should identify at what phase the vehicular trips associated with the new site exceeds the historical trip generation. Suitable roadway improvements should be in place prior to opening of any buildings that exceed the historical trip generation of the site.



Village Walk @ Montgomery
Block 28005, Lots 60,65,68 & 69
Bright View Project No.: 202752

April 6, 2022

Page 3 of 3

I trust this information will assist the board in its review of this project. If you have any questions, please feel free to contact me at 908-547-5045 or via email at JFishinger@BVEngr.com.

Sincerely,
Bright View Engineering

Joseph A. Fishinger, Jr., P.E., P.P., PTOE
Director of Traffic Engineering


attachments

RETAIL/RESTAURANT
BUILDING C/D
9,788 SF

U.S. HIGHWAY ROUTE 206
VARIABLE R.O.W.

CIRCULATION PLAN

VILLAGE WALK AT MONTGOMERY
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NJ

 <p>Bright View Engineering <i>Moving you forward</i></p>	SURVEYED BY _____ CHECKED BY JAF	
	PLOTTED BY KFF DRAWN BY _____	
	SCALE N.T.S.	DATE APR. 2022
DRAWING NO. 202752		SHEET 1 OF 1
BRIGHT VIEW ENGINEERING, LLC BRIGHT VIEW ENGINEERING, LLC 651 OLD MOUNT PLEASANT AVE, SUITE 100 LIVINGSTON, NJ 07039 BrightViewEngineering.com T. 973.228.0999 CERT. OF AUTH. NO. 24GA20283000		
JOSEPH A. FISHERING JR., P.E. NJ LIC. NO. 46134 DATE _____		

REVISIONS	BY	DATE