

**LAUREN A. WASILAUSKI**  
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Director



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## MEMORANDUM

To: Zoning Board  
From: Lauren A. Wasilauski, Open Space & Stewardship Director  
Date: February 27, 2023  
Re: BA-07-22 The Malvern School Properties, LP  
Block 28010 Lots 57 & 58  
982 Georgetown-Franklin Turnpike (Somerset County Route 518)

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

- Use Variance Plan, prepared by Dynamic Engineering, dated 12/6/2022 (7 sheets)
- Architectural plans, prepared by Raymond Klumb Architect, dated 12/9/2022 (3 sheets)
- Application package
- Traffic and Parking Assessment, prepared by Dynamic Traffic, dated 12/15/2022
- Environmental Impact Statement, prepared by Dynamic Engineering, dated December 2022

### A. Application overview

1. The Applicant's property consists of two lots (lots 57 and 58) totaling 2.05 acres located on Somerset County Route 518 (Georgetown-Franklin Turnpike) in the Highway Commercial Zoning District ("HC").
2. The Applicant is applying to the Board for variances to construct a two-story 8,640SF daycare center and 4,000SF medical office with accompanying walkways, parking, and bioretention basin. It is the understanding of this office that site plan approval will be sought at a future date. Some of the comments below may be addressed with a future site plan application, but this office is making the Applicant aware of the requirements so future plan sets can be in compliance with Township requirements.

### B. Sidewalks & Pedestrian Connectivity

1. Township Code Section 16-5.14C requires sidewalks on all public streets.
2. The Applicant's plans propose a sidewalk immediately abutting their parking area along a portion of Route 518, but not within the right of way.

- a. The Applicant should revise their plans to show a sidewalk along their full frontage of Route 518 and to provide a pedestrian crossing of Brecknell Way at 518.
3. The Applicant's plans do not show sidewalks along the property's frontage of Brecknell Way. Sidewalks are being constructed on the opposite side of the road by the developers of Montgomery Crossing (PB-01-18) and Village Shoppes (PB-02-21).
  - a. The application contemplates creating a destination that users may desire to access by walking. For instance, the residents in the apartments behind Montgomery Shopping Center or the apartments being constructed immediately north may want to walk to a medical appointment. The current proposal does not incorporate a way for pedestrians to safely access the site. Sidewalk should be provided along the Applicant's frontage on Brecknell Way.
4. The applicant proposes a sidewalk along the entrance/exit driveway that would dead-end at Brecknell Way. There are no pedestrian accommodations to continue walking along Brecknell Way, nor a proposed crossing. This office defers to the Board Traffic Engineer on whether a crossing in this location would be suitable.

C. Tree Planting and Landscaping

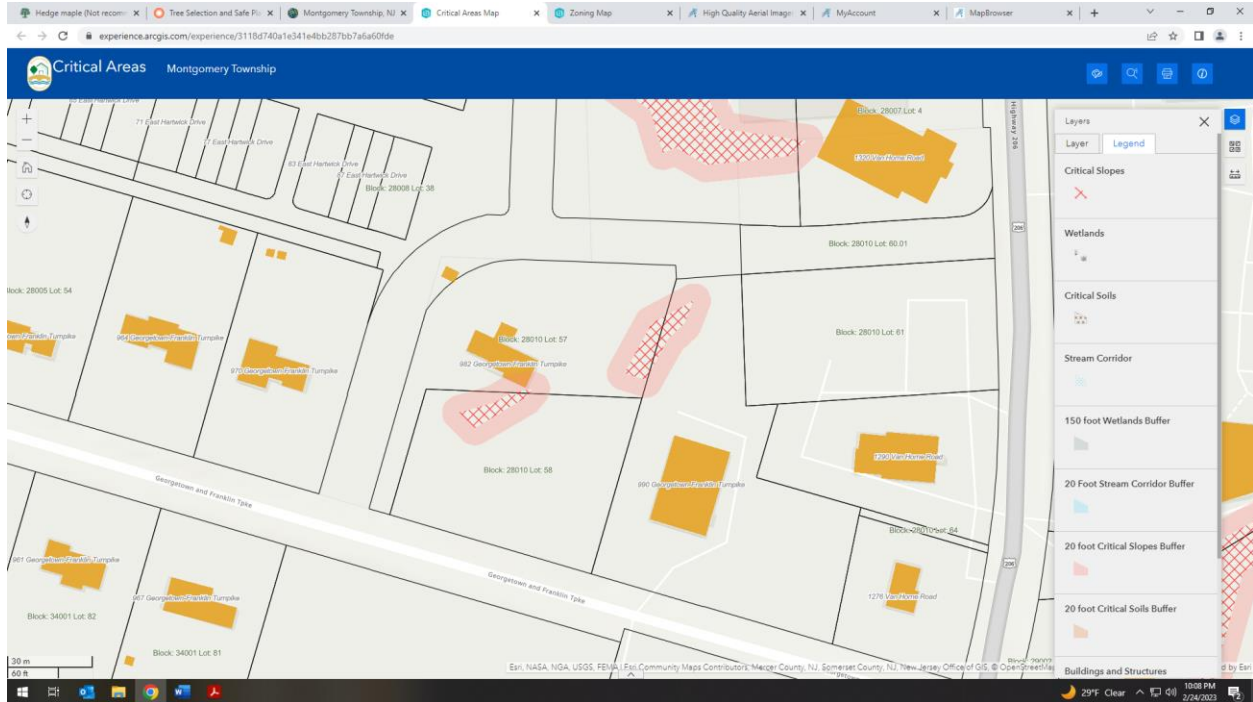
1. Tree Removal: The Applicant should provide a calculation on the number of trees to be removed, as well as species and sizes.
  - a. Page 7 of the EIS states that "existing trees will be preserved to the maximum extent feasible".
2. Street Trees: Street trees are required at fifty foot (50') intervals per Township Code Section 16-5.6.d.15.
  - a. The Applicant's property has 267.77' of frontage on Route 518 and is proposing five (5) street trees where five (5) are required.
  - b. The Applicant's property has 569.62' of frontage on Brecknell Way and is proposing six (6) street trees where eleven (11) are required.
    - i. A few trees to the NE of the proposed driveway are indicated to be saved.
    - ii. There are no street trees proposed east of the emergency access lane.
  - c. Hedge maple is the proposed species along both roadways. This office defers to the Board Landscape Architect as to review of species.

- d. If the Applicant is looking for species that are appropriate for planting under the overhead utility wires on Route 518, this office encourages the Applicant to consult PSE&G's "Right Tree, Right Place" webpage for a list of trees that will not interfere with the overhead wires at their mature height (<https://nj.pseg.com/safetyandreliability/reliability/treetrimming/righttreerightplace>).
3. Shade Trees: 14 trees per acre are required for residential and non-residential development per Township Code Section 16-5.6d.3.
  - a. Based on the ordinance requirement, a total of 29 shade trees are required.
  - b. The Applicant is proposing a total of 21 shade trees, 24 ornamental trees and 57 evergreen trees. After subtracting the eleven (11) proposed street trees (which do not count toward the shade tree requirement), it appears the Applicant meets this requirement.
4. Native species are required per Township Code Section 16-5.6.d.5. This office defers review of the proposed species to the Township Landscape Architect.
5. All plant materials should include a two (2) year guarantee as required by Township Code Section 16-5.6.d.10:

*"All plant material shall be guaranteed for at least two (2) years from the date of landscape inspection for approval and any plant material that does not survive within that time period or is in poor condition based upon the opinion of the Township Landscape Architect shall be replaced by plant material of the same size and species at the expense of the developer."*
6. This office recommends deer protection be installed around trees in order to prevent browsing and deer rub. The Open Space Committee and Shade Tree Committee have had the most success with 4' tall wire mesh fencing and wooden stakes. After the trees mature, the fence and stakes can be removed.

#### D. Critical Areas / Conservation Easements

1. There are steep slopes on the property which the EIS report attributes to previous construction activities for the existing single-family dwelling (map on following page). Township Code Section 16-5.6e requires conservation easements or conservation easement deed restrictions on all critical areas. Because these steep slopes are not naturally occurring, this office does not recommend a conservation easement or deed restriction on these areas.



## E. Energy Management / Efficiency

### 1. Electric Vehicle Charging Stations

- a. Township Code Section 16-5.21d(1) requires 15% of off-street parking be Make-Ready spaces, and for the installation of equipment to occur in increments with one-third of the 15% required initially, the next one-third shall be installed within 3 years of receipt of certificate of occupancy, and the final one-third within 6 years of certificate of occupancy issuance
- b. The applicant proposes 58 total parking spaces and zero (0) electric vehicle charging station is proposed.
  - i. Per the ordinance, nine (9) EV spaces are required in total, with three (3) required initially.

### 2. At the time of site plan application, a lighting plan must be provided for review. Any proposed exterior lighting should meet the following standards:

- a. Energy efficient (LED lighting is mentioned in the EIS report)
- b. Use a color temperature that is no more than 3000 kelvins
- c. Directed downward and/or shielded to prevent spillover

- d. On a timer or dimmer to turn off or dim to much lower percentage output during overnight hours
3. Energy, water and other resource conservation measures should be incorporated in site design and construction to the greatest extent possible. The LEED scorecard can provide ideas to incorporate sustainable elements into the design such as low VOC indoor furnishings & paint, utilizing natural daylight, etc.:  
<https://www.usgbc.org/leed-tools/scorecard>

F. Site Amenities

1. Three (3) play equipment areas are associated with the Malvern School, as well as one 15' x 15' shade structure. This office is pleased to see accommodations for shade for staff and students.
2. This office encourages the Applicant to add a bench and bike rack to the front of the medical office area for visitors. A picnic table at the rear of the building for staff to use would be welcome.