



**Bright View Engineering**  
*Moving you forward*

March 3, 2023

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

Ms. Cheryl Chrusz  
Planning Coordinator  
Planning Board / Zoning Board of Adjustment  
Township of Montgomery  
100 Community Drive  
Skillman, NJ 08558

**Re: Amended Preliminary & Final Major Subdivision  
Final Major Site Plan  
Montgomery Senior Affordable Housing  
Block 20001, Lot 10.085  
Bright View Project No.: 212753**

Dear Ms. Chrusz:

Bright View Engineering has had the opportunity to review the following documentation with regard to the above referenced project. As you are aware the project received preliminary approval in 2021 and is now being considered for final site plan approval.

- “Amended Preliminary & Final Major Subdivision, Final Major Site Plan & Bulk Variance, Montgomery Senior Affordable Housing” prepared by Shore Point Engineering, dated February 21, 2023, 16 sheets
- Architectural plans entitled “Montgomery Senior Aff. Housing” prepared by Inglese Architecture + Engineering, updated January 10, 2023, 7 sheets
- Traffic Study Letter Report prepared by McDonough & Rea Associates, Inc. to the Montgomery Township Planning Board, dated June 4, 2021.

With regard to the above referenced documents, Bright View Engineering offers the following comments. For ease of reference, outstanding comments from the preliminary site plan application are provided in *italics* with any additional information provided in regular text. The original comment numbering has been retained for clarity.

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



## Site Plan

- 1) *While this office ultimately defers to the Township Fire Department, emergency access around the building should be provided to allow a fire truck to access the south and west sides of the proposed building.*

*As per comment number 2 from the undated letter from Montgomery Township Volunteer Fire Company No. 1, (received by this office on July 7<sup>th</sup>, 2021) emergency vehicle access is required around the entire building. The plans shall be revised accordingly.*

Addressed. The updated site plans include the requested emergency access around the entire building.

- 2) *Vehicle turning templates for a fire truck and garbage truck should be provided to confirm that they can successfully navigate the site.*

Comment outstanding. Vehicle turning templates are required for a fire truck, garbage truck and the largest delivery truck anticipated on site.

- 5) *Additional information / testimony should be provided regarding the access necessary for the proposed garden on the north side of the site. Will vehicular access to the garden area be required to provide soil or other materials?*

We recommend testimony be provided regarding this item during the hearing for final site plan approval.

- 7) *Additional information / testimony should be provided regarding sight distance at the parking lot entrances in relation to the proposed landscaping. Will the proposed trees and bushes impede sight lines?*

Comment remains outstanding. Confirmation is needed that the landscaping proposed on the parking lot islands will not impede sight lines.

- 8) *Pedestrian (W11-2 & W16-7pl) signs should be considered for the crosswalk across the main drive aisle.*

Partially addressed. Pedestrian warning signs should be provided for both directions of travel at the crosswalks for the main access aisle and past the drop-off area.



*13) Information on any signage proposed in the vicinity of the drop area should be provided. Of specific concern is how parking in the drop off area will be controlled.*

Comment remains outstanding. No parking or similar signs should be provided at the drop off area.

*14) Additional information / testimony should be provided confirming that the pedestrian route from the ADA spaces in the main parking lot meets the appropriate grade requirements.*

Addressed. The ADA parking spaces in question have been relocated to the front of the building.

### **Traffic Impact Study**

*Comments on the Traffic Impact Study for the project were addressed during preliminary site plan approval.*

### **Montgomery Fire Department Review Memo**

We request that the outstanding items presented in the undated review memo from the Montgomery Fire Department (repeated below for clarity) be addressed:

1. Add exits to the rear of the building
2. Add roadway around the both and south ends of the building along the back of the building for emergency vehicles
3. Widen the roadway leading up to the building for better apparatus access
4. Add mountable curbing throughout the complex
5. Add a second hydrant at the south end of the large parking lot
6. Widen the lot at the front of the building for emergency vehicles
7. Connect the lot in front of the building with the south end of the large parking lot for emergency vehicle movement
8. Add standpipes to the interior of the building
9. Add exterior doors to the stairwells for emergency ingress and egress

Based on this office's review of the updated site plans, items #2 & #5 above have been addressed. Please provide additional information / testimony regarding the disposition of the remaining comments from the Fire Department. The need for roadway widening requested above may be ameliorated once fire truck turning templates are provided.



Montgomery Senior Affordable Housing  
Review Letter #3  
Project No.: 212753  
March 3, 2023  
Page 4 of 4

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

Sincerely,  
Bright View Engineering



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

[https://bvengr.sharepoint.com/sites/bvengr/proj/212753-MontgPB-RPMDDevelopment/3-Correspondence/Review Letter 3.docx](https://bvengr.sharepoint.com/sites/bvengr/proj/212753-MontgPB-RPMDDevelopment/3-Correspondence/Review%20Letter%203.docx)

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

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

P.O. Box 99  
Roseland, NJ 07068