



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

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EMAIL MEMORANDUM

From: Donald Farnell [<mailto:dfarnell@verizon.net>]
Sent: Monday, July 6, 2020 9:07 PM
To: pzcoord@longhillnj.gov
Cc: susan.jeans@yahoo.com
Subject: landscape Comments for Enclave at Millington

Dear Ms. Coonce,

Please accept this email as comments from the LHT Shade Tree Commission.

I have reviewed the drawings and the comments regarding landscaping in the engineers report and offer the following comments:

1. We agree with the comments the engineer made in his report regarding the Landscaping.
2. A total of twelve trees (six on Division Ave, and six on Stone House Road) scheduled for removal are actually in the respective right of ways for those streets. Has Morris County given approval for the removal of these trees? Six new street trees should be added along the property line adjacent to the proposed retail building, and six new street trees should be added to the Stone House Road frontage to account for the trees being removed in the right of way.
3. A variety of perennial planting beds are proposed throughout the site. While this is a desirable thing, to be successful, these types of plantings typically required higher levels of maintenance than is typically provided in a rental environment. The STC recommends a simplification of the perennial plantings by either a reduction in the number of varieties proposed, or a simplification of layout for these plant types, or both.
4. Major tree planting along the Division Avenue side of the project is for the most part on a slope below the elevation of the street. These trees should be moved up the slope to the property line so they can more readily relate to Division Ave. and provide more effective screening between the residential buildings and the street.
5. The applicant needs to address the shortfall in the number of replacement trees in a meaningful manner. In the northern portion of the site is a large area between Commerce St. and the northern most parking area that could be developed into a community space, (perhaps a playground area) defined by a grove of trees. A serious effort must be taken to make up the shortfall of some 45 trees. Achieving the required number of replacement trees should be a condition of any approval.

Please distribute these comments to the appropriate individuals.
Let me know if there any questions regarding these comments.

Thank you for your assistance in this matter.

Don Farnell, LLA, PP, LHT STC