

We appreciate that the plans for the municipal building and site were placed on the township's website prior to the presentation on March 27. We listened to the presentation and reviewed the plans. We have the following comments and questions. We are submitting them in advance via email so that the architect and engineer can review them before the April 17, 2023 township meeting and address them at the workshop.

For reference, we've assumed that Carranza Road runs north to Route 206. The addition of a north arrow and a date on all plans would be helpful to the discussion.

OVERALL SITE PLAN & PROPERTY USE

1. The municipal complex is set back approximately 800 feet from Carranza road, What is its actual setback and how does it compare to the setback of Seneca High School?
2. The view into the property from southbound Carranza Road is almost entirely blocked by the extensive wetlands vegetation, even in the winter. The view into the property from northbound Carranza Road is significantly blocked by existing houses. We're concerned that the municipal complex will be visible for only a small instant - perhaps a second or two - and that such a fleeting glance of the most important civic building in Tabernacle is inappropriate. What kind of street presence/visibility do you expect the municipal building to have? How are you addressing this concern?
3. What is the proposed use for the roughly 4 acres to the south of the municipal complex? We wouldn't want it to lawn because it's so ecologically expensive. How about a large meadow? How much of the site will be in lawn, buffer and courtyard type gardens? Are you proposing any irrigation?
4. What's the proposed use for the roughly 3 acre circle /rectangle sidewalk area and the semi-circular sidewalk(?) area with the tan blotches? These seem to be designed with some particularity, but it's not clear what they are.
5. There is a note that says "Deed restriction (typ)" above the circular sidewalk on the west side of the building. What is the deed restriction? Who does it run in favor of? If it's "typ" (which we understand to mean typical) where else does it occur on the property?
6. At the presentation in March, it was mentioned that landscaping and buffers will be added. What is your design concept for these? How will that concept affect the visibility of the building from Carranza Road?

7. The public works building is very separate from the main building and even its entrance seems lesser than the other entrances. One result of this is that there's a lot of extra sidewalk and courtyard lawn care. What's the reason for so much separation? Would a tightening of the spaces be better?

8. There's a lot of 'green space' on this plan, including undeveloped areas, buffers, court yards, foundation plantings, etc. Green space doesn't take care of itself. All of these areas will require maintenance. Some will require intensive maintenance. Please give us an understanding of how much landscape maintenance this plan will require. Will the township need additional labor or an outside contractor to do this work?

CIRCULATION

9. The driveway into the property has sufficient room to accommodate an easy and generous turning radius into the site from Carranza Road. We think most users would prefer an easy turn rather than the engineering minimum.

10. The intersection at the east end of the site driveway, where it reaches the municipal building, requires a quick right turn, then a quick left turn, then a quick right turn to get into the parking area for the municipal offices. This is an awkward and unusual turning movement, especially because the driveway is so long and so straight, that people will probably be moving faster than normal parking lot speed.

11. A dedicated 400(?) foot driveway solely for recycling traffic is a lot of paving for a limited use. We understand the idea behind segregating traffic, but does the volume of recycling traffic warrant this? What is that proposed traffic volume?

12. What is the curvilinear line that separates the recycling area from the northeast corner of the line of 14 parking spaces? If it is a fence, and the fence is closed, it's possible that a resident/prospective recycler will drive down the 400 foot driveway and find that they're in a dead end. Is that wise? Also, the last parking space next to the curvilinear item is unprotected from DPW yard traffic and recycling traffic.

13. On the east side of the municipal building are 9 parking spaces that are served by a paved aisle that's approximately 45 feet wide. The aisle extends to south wall of the the public works building. Does all of that paving have a function?

14. A 20 foot wide emergency access road connects the Public Works yard with the public street system to the rear of the site. It makes sense to have more than one way out of the site. But, the access road is blocked by two fences: the western fence into the Public Works Yard and the eastern fence out to the access road. All of the people in the main building and the front parking spaces will be blocked from the emergency road until someone opens the two gates. That's unsafe; sort of like locking a fire door.

PARKING:

15. Is there enough parking in the right locations?

16. The total parking count of "96" omits the 11 spaces next to the Court/Committee Entrance. The actual count seems to be 107 spaces. This amount (107) seems like a lot of parking for a building with three different sections (community, municipal, court) that may not all be open at the same time. Should the overall parking supply consider some overlapping demand?

17. There are 24 spaces on the north side (the Community Center side) where there isn't an entrance door. These spaces have the least functional use; but they comprise almost 25% of the total parking supply. They're also the farthest the Court/Committee area, which is the area most likely to need more parking. Consider relocating these spaces to a new parking bay that works off of the recycling driveway.

18. Have you projected the parking demand during the day and week for each section of the building? How is that demand satisfied? For example, the greatest regular parking demand is probably during the day when both the court and the municipal offices are open. But when are the community groups expected to be using their space? If it is after 5pm, then they will likely use the parking at the front of the building which, at that hour, will probably be vacated. How does that all work?

PEDESTRIAN ACCESS

19. What is the plan for pedestrian access? I see a sidewalk from Carranza road to the building, which is about 750 feet long. Who do you expect will use this?

20. Some sidewalks are difficult to understand. What do the circular, semi-circular and rectangular sidewalks near the deed restricted area serve?

21. Are you building sidewalk along Carranza Road? We sometimes see pedestrian traffic and bike traffic headed towards Seneca. How does the demand for sidewalk/bike lanes on Carranza Road compare to your anticipated demand for sidewalk along the 750 foot entrance drive into the municipal building?

MAIN BUILDING

22. Do you plan to close off sections of the building during the day? For instance, will the Court/Committee room be closed when they're not in use? Will the community room be closed when it's not in use?

23. The main entrance is the largest, most central and likely the most architecturally significant of the 3 entrances. It seems likely that most people will enter there. Will their use of the main entrance conflict with the program to close off sections and hallways during parts of the day? Would it be better to accommodate people at the main entrance and allow them to pass through the building to get to their desired space?

24. What is the seating count for the Court facility? It's far more than what's needed for committee meetings.

25. Which groups used the old community center? Which groups can use the Community Center? Which can't use it? What time can they use it? Who opens and closes it? Who cleans it? Will groups be charged for the use of the bldg? Can it be rented out?

26. What equipment, if any, will Tabernacle provide to the civic organizations who will use the Community Center? Computers? File cabinets? Office supplies/resources? Internet service? Tech support? Will they be charged for these resources?

27. Three desk areas are shown for "Civic Organizations." Are they intended for specific organizations and, if so, how were they chosen? What happens if a fourth or fifth organization wants desk space? Rather than dedicating specific desks and equipment to three organizations, why not have facilities that could be used by any organization. It's unlikely that all civic organizations will need the space at the same time.

VILLAGE GREENE CONCEPT PLAN

28. Would you please label the different elements of the plan? The plan shows different colored areas, but we don't see anything that explains what those colors or areas are.

29. The plan spells Village Greene in middle english style: with an “e” at the end. Commercial developments use archaic spellings like this and “ye olde” to get attention. Actual village greens are usually spelled the modern way, without an”e” at the end, like the Village Green in Lumberton Township. Why is the archaic spelling right for Tabernacle Township?

Thank you. We look forward to your responses.