



Planner Report #1

To: Mendham Borough Joint Land Use Board

From: Jessica C. Caldwell, PP, AICP, LEED-GA
Joint Land Use Board Planner

Subject: 80-88 West Main, LLC
Preliminary & Final Major Site Plan
Block 1801, Lot 5
80-88 West Main Street
Borough of Mendham, Morris County, New Jersey

Date: August 13, 2026

Dear Board Members:

1. The purpose of this report is to provide the Joint Land Use Board with guidance in its review of the Preliminary and Final Major Site Plan application, submitted by 80-88 West Main, LLC (the "Applicant"). The Applicant is seeking Preliminary and Final Major Site Plan approval to demolish the existing Saint John Baptist School building and associated site improvements and construct a 147-unit inclusionary residential townhouse development including 29 affordable townhouse units. The property in question is located within the AHO, Affordable Housing Overlay Zone, wherein multi-family and townhouse dwelling units are a permitted use.

Documents Reviewed

- 28 sheets of a Preliminary and Final Site Plan entitled "The Greens at Mendham Village, Block 1801, Lot 5, Borough of Mendham, Morris County, New Jersey," prepared by Bowman Consulting Group, Ltd., and dated February 12, 2026.
- One (1) Sheet of an Illustrative Site Plan prepared by Barton Partners Urban Design + Architecture and Consulting Group, Ltd., and dated June 19, 2026.
- Traffic Engineering Evaluation Report prepared by Eric L. Keller, PE, PP, LEED-AP, and dated February 12, 2026.
- Ecological Impact Statement Report prepared by Eric L. Keller, PE, PP, LEED-AP, and dated February 12, 2026.
- 16 sheets of Architectural Building Elevations and Floorplans entitled, "The Greens at Mendham Village, Mendham Borough, NJ," prepared by Barton Partners Urban Design + Architecture, and dated February 20, 2026.
- Two (2) sheets of a Boundary and Topographic Survey entitled, "80-88 West Main, LLC, Block 1801, Lot 5, 80-88 West Main Street (A.K.A. County Route 24), Borough of Mendham, Morris County, New Jersey," prepared by Bowman Consulting Group, Ltd, dated December 2, 2022, and revised through February 9, 2026.
- One (1) sheet of a Wetland Survey entitled, "Weichert Development Company, Block 1801, Lot 5, 80-88 West Main Street (A.K.A. County Route 24), Borough of Mendham, Morris County,



New Jersey," prepared by Bowman Consulting Group, Ltd, dated December 2, 2022, and revised through February 9, 2026.

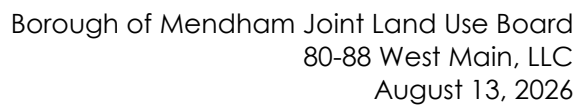
- Three (3) sheets of a Drainage Area Map Plan prepared by Bowman Consulting Group, Ltd, and dated January 30, 2026.
- One (1) sheet of an Inlet Drainage Area Map Plan prepared by Bowman Consulting Group, Ltd, and dated January 30, 2026.
- One (1) sheet of a Flood Hazard Area Verification – Riparian Zone Plan prepared by Bowman Consulting Group, Ltd, dated January 14, 2025, and revised through April 11, 2025.
- Copy of application, checklist, and additional supporting documents.

Existing Conditions

The Site

2. Lot Size: 25.9477 Acres (1,130,282 Square Feet).
3. Frontage: West Main Street.¹
4. Existing Development:
 - A. One (1) Three-story masonry building connected to the Chapel and two (2), two-story masonry buildings;
 - B. One-story building;
 - C. Two (2) sheds;
 - D. Off-street parking area;
 - E. Remains of a basketball court (broken asphalt);
 - F. Remains of a swimming pool;
 - G. A garden;
 - H. Asphalt driveway; and
 - I. Ancillary site improvements.
5. The existing development on the subject property was previously the Saint John Baptist School.
6. A manmade pond is present on the property in the southerly rear portion of the site and overlaps into adjacent Block 1801, Lot 5.01.
7. The subject property is located within the Highlands Planning Area; thus, New Jersey Highlands Act Exemptions are not required.

¹ West Main Street is also NJSH Route 24 and County Route 510.



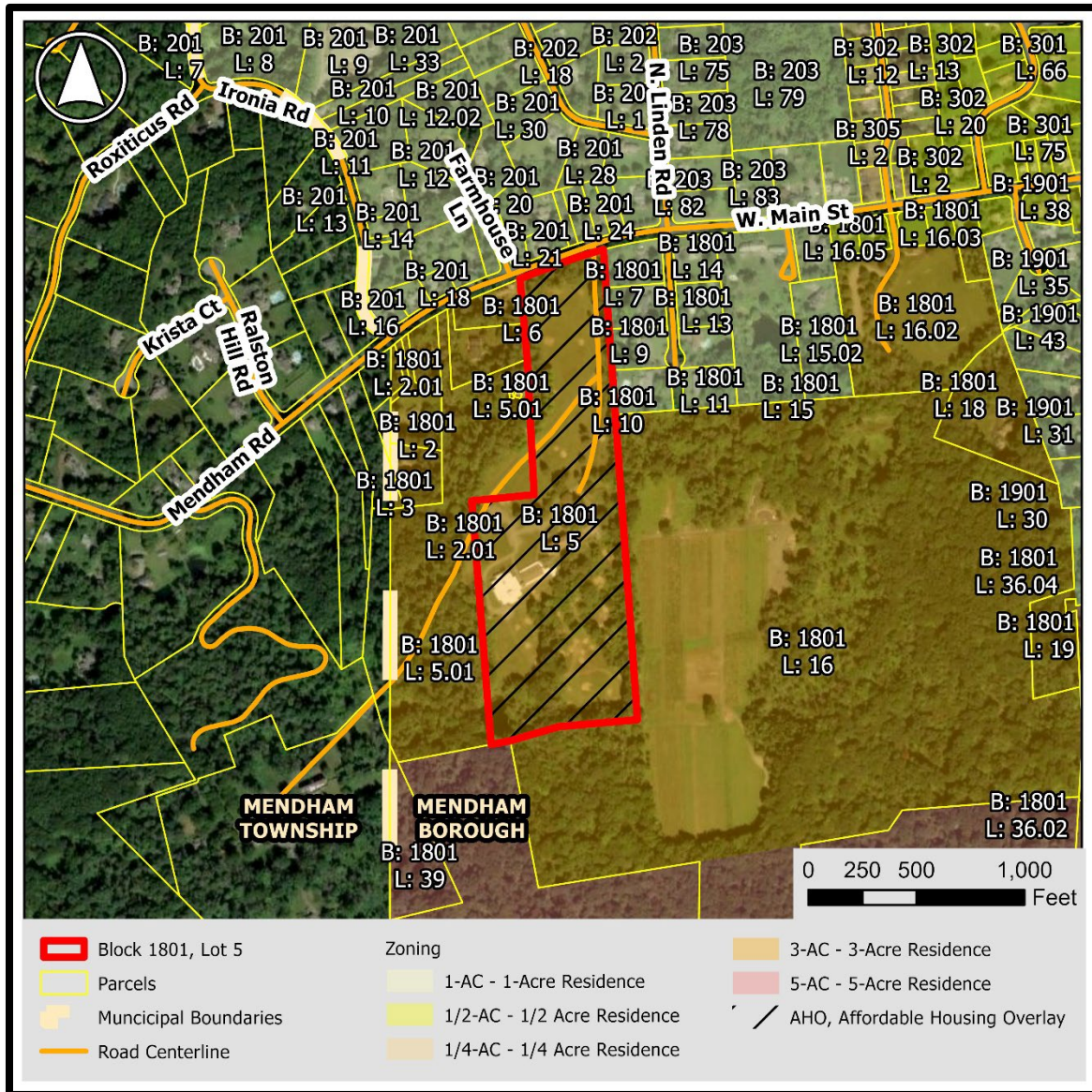
This aerial map displays the geographical context of Block 1801, Lot 5, which is highlighted with a red outline. The map covers areas of Mendham Township and Mendham Borough. Key roads shown include Ralston Hill Rd, Mendham Rd, Ironia Rd, and Linden Ln. Numerous parcels are labeled with their Block (B) and Lot (L) numbers. A legend in the bottom left corner defines the symbols used: a red outline for Block 1801, Lot 5; yellow outlines for other parcels; orange lines for municipal boundaries; and yellow lines for road centerlines. A scale bar at the bottom right indicates distances of 0, 250, 500, and 1,000 feet. A north arrow is located in the top left corner.



Zoning

8. Block 1801, Lot 5 is located within the **AHO, Affordable Housing Overlay Zone**, wherein the underlying zone is the **3-Acre Residence Zone**.

Figure 2. Zoning Map

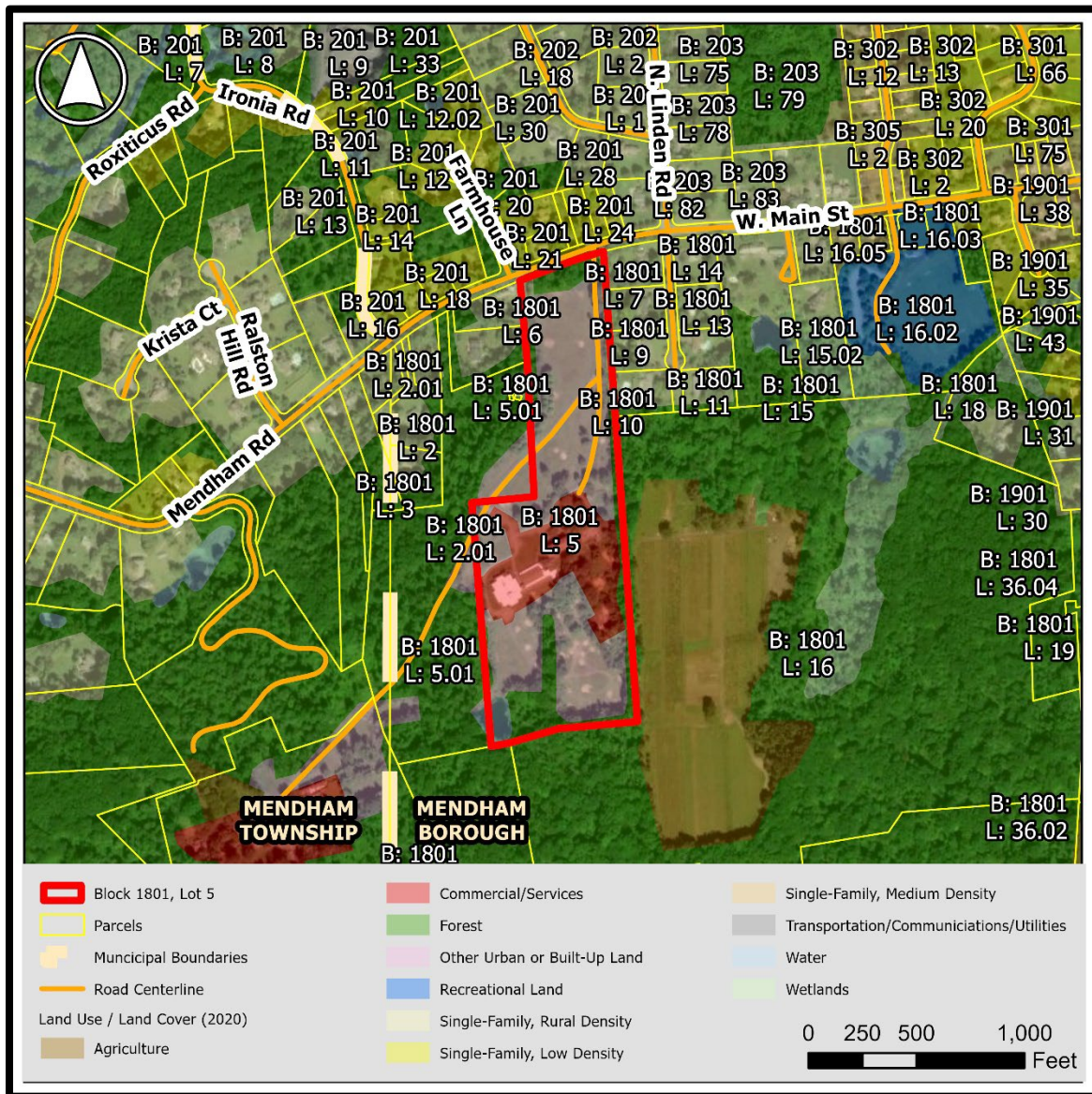




Neighborhood Context

9. Rural and low-density single-family residences surround the subject property to the north, east, and west. Agricultural land uses, forested land, and wetlands surround the subject property to the south, east, and west.

Figure 3. Land Use / Land Cover Map (2020)





Proposed Project

- 10.** The Applicant proposes to remove all existing site improvements and develop the 25.9-acre subject property with a 147-unit townhouse development. A total of 29 units will be designated as deed-restricted affordable housing units, which will be credited toward the Borough's affordable housing obligation pursuant to the Borough's Third Round Affordable Housing Plan. The 118 market-rate townhouse units will each consist of three-bedrooms; while the proposed affordable units will consist of 23 two-bedroom and six (6) three-bedroom units.
- A.** The development will include a network of internal private streets providing access to the townhouse units, with parking accommodated through individual garages, private driveways, surface parking areas, and on-street parking along the internal roadways. Site access will be provided via a boulevard-style entrance driveway connecting to West Main Street.
 - B.** Stormwater management is proposed through 11 surface bio-retention basins and two (2) subsurface infiltration basins equipped with MTD 124 Ecostream treatment devices. The project also includes site landscaping and lighting improvements throughout the development.
 - C.** Utility service will be provided through connections to existing infrastructure located within West Main Street, including the sanitary sewer system, water main, electric, telephone, cable, and gas utilities. All on-site utilities are proposed to be installed underground. A sewer pump station is proposed in the southwestern corner of the property.
 - D.** Impervious coverage on the tract will increase by approximately 10.62 acres, or a total of 42% of the total lot area.



11. The following table displays the proposed residential unit summary:

Table 1. *Proposed Dwelling Unit Summary*

Unit Summary	Building Count	Building Number	Units per Building	Total Units	Market-Rate Units (Total)			Affordable Units (Total)		
					1-BR Units	2-BR Units	3-BR Units	1-BR Units	2-BR Units	3-BR Units
Rear-loaded Townhomes (Garage Only)	1	#22	2 Units	2	0	0	2	0	0	0
	17	#1-13, 16-18, 23	4 Units	68	0	0	68	0	0	0
	3	#20, 21, 24	6 Units	18	0	0	18	0	0	0
Front-loaded Townhomes (Garage & Driveway)	3	#27, 28, 32	4 Units	12	0	0	12	0	0	0
	3	#29, 30, 31	6 Units	18	0	0	18	0	0	0
Affordable Townhome Units (No Garage or Driveway)	2	# 15, 25	4 Units	8	0	0	0	0	6	2
	0	--	6 Units	0	0	0	0	0	0	0
	3	#14, 19, 26	7 Units	21	0	0	0	0	17	4
	0	--	8 Units	0	0	0	0	0	0	0
Total Townhome Units	32	#1-32	--	147	0	0	118	0	23	6



Use & Bulk Requirements Table

The following table reviews the required and proposed conditions for Block 1801, Lot 5.

Table 2. AHO, Affordable Housing Overlay Zone²

Item	Required	Existing	Proposed
Density (du/acre)	6	N/A	5.7 ³
Max. Building Coverage	30%	N/A	17.9%
	339,084.6 SF		202,320.48 SF
Max. Lot Coverage	65%	N/A	42.0%
	734,683.3 SF		474,718.44 SF
Min. Distances from Building			
Front to Building Front	80 FT	N/A	80 FT
Front to Building Side	50 FT	N/A	57.5 FT
Side to Building Rear	30 FT	N/A	35 FT
Side to Building Side	20 FT	N/A	30 FT
The Wall Containing a Window to Another Wall Containing a Window	30 FT	N/A	30 FT
Min. Building Depth Through the Short Axis	30 FT	N/A	32 FT
Max. Building Length Through the Long Axis	180 FT	N/A	170 FT
Max. Building Height (Townhouses)	35 FT	N/A	30.16 FT
	3 Stories		3 Stories
Max. Building Height (Accessory Buildings)	30 FT	N/A	Complies ⁴
	2 Stories		
Building Setback from the Edge of the Roadway Paving or Curbing	10 FT	N/A	15 FT
Affordable Housing ⁵	20% of Units	N/A	20% ⁶
	29 Units		29 Units ⁵
Min. Perimeter Buffer ⁷	30 FT	N/A	30 FT
Min. Landscape Buffer ⁸	20 FT	N/A	20 FT
Max. Basement Wall Exposure	80%	N/A	Complies
Min. Parking Spaces ⁹	350.5 Spaces	N/A	426 Spaces
(E) = Existing Non-Conforming (V) = Variance Required N/A = Not Applicable			

² Retrieved from Ordinance #08-2025

³ 147 units / 25.9 acres.

⁴ Pump Station Building.

⁵ Per §215-66.

⁶ Per §215-66A, not less than 20% of the total number of units shall be affordable to low- and moderate-income households. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than 0.5 shall be rounded up. Calculation: 147 Units Proposed x 20% Set-Aside = 29.4 Affordable Units.

⁷ Per §215-68A.

⁸ Per §215-68B.

⁹ Per RSIS parking requirements.



Site Plan Review

12. Use: According to § 215-64, townhouse¹⁰ dwelling units for the provision of inclusionary affordable housing pursuant to "low- and moderate-income housing requirements" are permitted uses in the AHO Zone. The Applicant is proposing 147 townhouse dwelling units and 29 affordable housing units.

13. Affordable Housing:

- A. According to § 215-66A, not less than 20% of the total number of units shall be affordable to low- and moderate-income households. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than 0.5 shall be rounded up. Said low- and moderate-income housing units shall be constructed on site. As previously stated, 147 dwelling units are proposed, with 29 of those units being affordable housing units (20% set-aside).
- B. According to § 215-66B, any affordable housing units within the AHO Zone must meet State standards for affordable housing administration found in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and the Borough's Affordable Housing Ordinance. **This should be a condition of any approval considered by the Board.**

14. Parking:

- A. According to §215-67 of Ordinance #08-2025, the parking standards for the AHO Zone shall use Residential Site Improvement Standards (RSIS) and applicable Federal and State accessibility standards. The following table denotes the parking requirements per RSIS.

Table 3. Parking Requirements per RSIS

Unit Type	Unit Count	Spaces Required per Unit ¹¹	Required Spaces	Parking Provided at Unit, per Unit*	Guest Parking Requirement)	Guest Parking Requirement
3-BR Townhome, Rear-Loaded, Garage Only	88	2.4	211.2	2.0	0.5	44.0
3-BR Townhome, Front-Loaded, Garage & Driveway	30	2.4	72.0	3.5	0.5	15.0
2-BR Townhome, No Garage or Driveway	23	2.3	52.9	0.0	0.5	11.5
3-BR Townhome, No Garage or Driveway	6	2.4	14.4	0.0	0.5	3
Total	147	--	350.5 (350)	--	--	73.5 (73)
* Private garages and driveways, as per RSIS.						
** Minimum 0.5 visitor space per unit. ¹²						

¹⁰ Per Ordinance #08-2025 (§216-65A(1), Townhouses are defined as, "two or more single-family units which are attached to each other by a common wall, together with individual rear and/or front entrances. A townhouse unit may have a front and/or rear yard design as an integral part of each unit, or all townhouse units in a complex may share common outside facilities in conformance with an approved site plan. A townhouse dwelling unit has its own separate storage area and heating system and is considered to be an independent operating unit."

¹¹ Per RSIS.

¹² Per RSIS, attached units such as townhouses must include provisions for guest parking (0.5 spaces per dwelling unit). Guest parking must either be provided on-street or in common parking areas.



- i. Per RSIS, a maximum of 350 parking spaces is required for the proposed residential development. Of the 350 total spaces required, a minimum of 73 visitor spaces is required.¹³ The Applicant is proposing a total of 426 parking spaces, consisting of 145 surface parking spaces¹⁴ and 281 private garages with driveways.
- ii. **While the proposed number of parking spaces complies, testimony should be provided describing the location of parking for the various units and correlating guest parking for units.**

B. EVSE¹⁵ Parking Requirements

- i. Per N.J.A.C. 40:55D-66.20, for dwellings with five (5) or more units, at least 15% of the required off-street parking spaces shall be prepared as EVSE spaces. As noted above, 350 parking spaces are required; therefore, a minimum of 53 EVSE spaces is needed.¹⁶ The Applicant is proposing EVSE charging in all townhouse units with garages¹⁷ which results in 118 garages with 220V EVSE charging access. In addition, six (6) EVSE surface parking spaces are also proposed. Overall, a total of 124 EVSE spaces are provided.

15. Sidewalks:

- A. Sidewalks are provided on both sides of the street internal to the development, along Road A, and are generally provided on both sides of the street, except along Roads B, C, and D in locations where units are not facing the roadway. **The Applicant should provide testimony regarding the location and provision of sidewalks. RSIS generally requires sidewalks on both sides of the street for 24' wide roadways with one-sided parking.**
- B. A sidewalk connection to West Main Street is not provided, nor are sidewalks along West Main Street. While no sidewalks exist on the subject property's frontage of West Main Street, they start at Linden Lane, approximately 500 feet east of the site driveway. **The Applicant should discuss the ability to provide sidewalks in these locations.**

16. Buffers:

- A. According to § 215-68A, the perimeter buffer shall be a minimum width of 30 feet.
- B. According to § 215-68B, the minimum landscaped width shall be 20 feet and suitable for its function of site enhancement, screening, and control of climatic effects.
- C. According to § 215-68C, the landscape buffer design should retain existing vegetation which is of high quality and appropriate density. **A variety of landscape planting materials (Appendix A), such as deciduous, evergreen, and ornamental trees, shrubs, and grasses, as well as ground covers, are proposed within the buffer areas. Testimony should be provided describing the proposed landscaping and any proposed retention of existing trees and vegetation.**

¹³ Visitor parking space calculation: (147 units x 0.5 visitor space = 73.5 = 74 visitor spaces).

¹⁴ Not counting one (1) space near the project entrance for hot box maintenance.

¹⁵ EVSE stands for Electric Vehicle Supply Equipment per N.J.A.C. 40:55D-66.20.

¹⁶ EVSE parking calculation: (350 spaces x 15% = 52.5 = 53 Spaces).

¹⁷ All garages are to have 220V power for EV charging.



17. Landscaping:

- A. According to § 215-69A, all landscaping must have a two-year maintenance guarantee. If any planting material dies within two (2) years of planting, it must be replaced the following planting season. Landscape Note 4 on Sheet 13 of the Preliminary and Final Site Plan states, "all plant materials that do not survive the first 24 months after installation shall be replaced."
- B. According to § 215-69B, a limit of disturbance line shall be established during the review of an application for development taking into account grading, utility placement, and anticipated construction activities. Within the area encompassed by the limit of disturbance, there shall be no requirement for the replacement of trees. Within the area to be disturbed by construction activities, the redeveloper shall liberally install trees, shrubs, and groundcover in accordance with a landscape plan submitted to and approved by the Planning Board. The limit of disturbance is approximately 84.43% (21.91 acres) of the subject property's lot area.¹⁸ A variety of deciduous, evergreen, and ornamental trees, shrubs, and ground cover plantings are provided within the front yard area and stormwater basins, as well as throughout the proposed development, specifically within the proposed townhome courtyard and around the perimeter of the proposed townhome buildings.
- C. According to § 215-69C, native plants are encouraged. In the design of the landscaping plan, no non-native or invasive species of plants shall be used. **The majority of the landscaping proposed is native species.**
- D. According to § 215-69D Ordinance #08-2025, landscaping should be used to accept and complement buildings and provide for climate control in appropriate visual buffering from residentially developed adjacent properties. **Testimony shall be provided describing proposed foundation plantings.**

18. Solid Waste:

- A. According to § 195-51A, provision shall be made for the proper storage and collection of refuse. All such storage shall be maintained within the confines of an enclosed building or structure and shall be reasonably accessible for vehicular collection on the site or shall be appropriately screened and landscaped where outdoor storage is necessary. **Two (2) trash enclosures are proposed in the proposed parking lots depicted on Sheet 6 of the site plan. Testimony should be provided confirming whether other trash enclosures are provided throughout the proposed development or if there are other means for the storage and collection of refuse.**
 - i. The proposed enclosures consist of a masonry wall with a height of six (6) feet and two (2) swinging solid gates.

19. Fences & Walls:

- A. According to § 215-29B(2), a fence equal to or in excess of 2 ½ feet in height, but not to exceed four (4) feet in height, may be constructed in any front yard or any yard that abuts either a public or private street, provided that it is not solid and that at least 20% of the overall area of the entire fence, uniformly distributed, both horizontally and vertically throughout the fence area, is open.

¹⁸ The existing and proposed lot area of the subject property is 25.9477 acres.



- B. According to § 215-29B(3), no fence more than six (6) feet in height shall be erected within any rear or side yard setback.
- C. The following fencing is proposed as follows:
 - i. A decorative aluminum fence with a height of 3'-6".
 - ii. A black chain-link vinyl-coated fence with a height of four (4) feet.
 - iii. A bollard and chain gate with a height of four (4) feet.

20. Retaining Walls:

- A. According to § 195-52, retaining walls shall be designed to be safe and adequate for the purpose intended. Said walls shall not detract from the aesthetic beauty of the site when constructed and, to this end, shall be fenced or landscaped in accordance with the plans to be approved by the approving authority. Various retaining walls are proposed throughout the proposed developments specifically in and around Basins 'A', 'B', 'C', 'G', 'H', 'I', 'J', 'K', 'M', 'N', 'P', and 'R'. Retaining walls are also provided throughout the site along the internal roadways and within the courtyards. **Testimony should be provided regarding design and any proposed or required fencing and landscaping.**

21. Signs:

- A. **Testimony should be provided confirming if any signage, such as a monument sign identifying the residential development name, is proposed. If so, then the sign regulations of §215-8, as well as sign lighting standards (if applicable) of §195-47A(6) shall be followed.**

22. Architectural Plans:

- A. According to New Jersey's Uniform Housing Affordability Controls (UHAC), specifically outlined in N.J.A.C. 5:80-26.5, affordable housing units within an inclusionary development must be designed and built to be comparable and integrated with market-rate units. **Testimony should be provided confirming compliance with UHAC regulations.**

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jessica Caldwell', is written over a faint, larger version of the same signature.

Jessica C. Caldwell, PP, AICP, LEED-GA
Joint Land Use Board Planner
J. Caldwell & Associates, LLC

cc: Via Email Only:

Lisa Smith, Land Use Coordinator
Tom Germinario, Esq., Board Attorney
Paul Ferriero, PE, PP, Board Engineer
Craig M. Gianetti, Esq., Applicant's Attorney



Appendix A. Proposed Landscape Schedule¹⁹

Table 4. Proposed Landscape Schedule (Trees)

Qty	Botanical/ Common Name	Root Type	Caliper / Height	Native	Remarks
Deciduous Trees					
57	Acer Rubrum 'Armstrong'	B&B	3" to 3 ½" Cal.	Yes	Footnote 20
	Armstrong Red Maple				
4	Acer Saccharum 'Columnare'	B&B	3" to 3 ½" Cal.	Yes	--
	Columnar Sugar Maple				
102	Betula Nigra	B&B	3" to 3 ½" Cal.	Yes	Footnote 21
	River Birch Multi-trunk				
3	Liriodendron Tulipifera	B&B	3" to 3 ½" Cal.	Yes	Footnote 22
	Tulip Poplar				
79	Nyssa Sylvatica	B&B	3" to 3 ½" Cal.	Yes	Footnote 23
	Tupelo				
8	Prunus Serotina	Container	3" to 3 ½" Cal.	Yes	Footnote 24
	Wild Black Cherry				
45	Quercus Alba	Container	3" to 3 ½" Cal	Yes	Footnote 25
	White Oak				
46	Quercus Bicolor	B&B	3" to 3 ½" Cal.	Yes	Footnote 26
	Swamp White Oak				
Evergreen Trees					
89	Ilex Opaca	B&B	7' to 8' Ht.	Yes	Footnote 27
	American Holly				
291	Juniperus Virginiana	B&B	7' to 8' Ht.	Yes	Footnote 28
	Eastern Red Cedar				
31	Pinus Strobus	B&B	8' to 10' Ht.	Yes	

¹⁹ Retrieved from Sheet 13 of the Preliminary and Final Site Plan prepared by prepared by Bowman Consulting Group, Ltd, and dated February 12, 2026.

²⁰ Branched 6-7' from ground. Single, straight trunk with leader intact and symmetrical well-branched top, fall transplant hazard.

²¹ Clump from having 2 or more main stems arising from the main trunk, not more than 6" from ground level, fall transplant hazard.

²² Branched 6-7' from ground. Single, straight trunk, not more than 6" from ground level, fall transplant hazard.

²³ Single, straight trunk with symmetrical, well-branched top, fall transplant hazard; FACW+.

²⁴ Fall transplant hazard.

²⁵ Fall transplant hazard.

²⁶ Branched 6' from ground. Spread of top 4-5', Fall transplant hazard.

²⁷ Heavy and well-branched, Fall transplant hazard.

²⁸ Full-branched, symmetrical, well-furnished top, Fall transplant hazard.



Qty	Botanical/ Common Name	Root Type	Caliper / Height	Native	Remarks
	White Pine				Footnote 29
28	Thuja Standishii x Plicata 'Green Giant'	B&B	7' to 8' Ht.	Yes	Footnote 30
	Green Giant Arborvitae				
Ornamental Trees					
58	Betula Populifolia 'Whitespire'	B&B	8' to 10' Ht.	Yes	--
	Whitespire Gray Birch				

Table 5. Proposed Landscape Schedule (Shrubs and Grasses)

Qty	Botanical/ Common Name	Root Type	Caliper / Height	Native	Spacing	Remarks
Deciduous Shrubs						
1,976	Aronia Melancarpa Black Chokeberry	Container	#5	Yes	48" o.c.	Footnote 31
10	Cornus Sericea Red Twig Dogwood	Container	24" to 30"	Yes	60" o.c.	Footnote 32
450	Hydrangea Quercifolia 'Sike's Dwarf'	Container	#3	No	48" o.c.	--
	Sike's Dwarf Oakleaf Hydrangea					
569	Hydrangea Arborescens 'Haas' 'Halo'	Container	#3	No	60" o.c.	--
	Haas' Halo Smooth Hydrangea					
92	Myrica Pensylvanica Northern Bayberry	Container	24" to 30"	Yes	60" o.c.	Footnote 33
40	Vaccinium Angustifolium Lowbush Blueberry	Container	--	No	36" o.c.	--
Evergreen Shrubs						
120	Ilex Glabra 'Smnigab17'	Container	15" to 18"	Yes	42" o.c.	Footnote 34
	Gem Box ®					

²⁹ Vigorous, single stem. No limb cuts over ¾" which have not completely callused over.

³⁰ Single, straight trunk. Densely branched, full top. Specimen quality.

³¹ Symmetrical with heavy, well-branched top.

³² Heavy, well-branched top.

³³ Symmetrical with heavy, well-branched top.

³⁴ Heavy, well-branched top.



Qty	Botanical/ Common Name	Root Type	Caliper / Height	Native	Spacing	Remarks
7	Inkberry Holly	Container	18" to 24"	Yes	48" o.c.	Footnote 35
	Ilex Glabra 'Shamrock'					
	Shamrock					
	Inkberry Holly					
Ornamental Grasses						
1,338	Panicum Virgatum 'Shenandoah'	Container	#3	Yes	30" o.c.	Footnote 36
	Shenandoah Switch Grass					

Table 6. Proposed Landscape Schedule (Ground Covers)

Qty	Botanical/ Common Name	Root Type	Size	Native	Spacing	Remarks
Ground Covers						
7,555	Carex Pennsylvanica	Container	4" Pot	Yes	12" o.c.	Footnote ³⁷
	Pennsylvania Sedge					
2,653	Dennstaedtia Punctilobula	Container	#1	Yes	30" o.c.	Footnote ³⁸
	Hay-Scented Fern					
1,214	Rhus Aromatica 'Gro Low'	Container	15" to 18"	Yes	36" o.c.	--
	Gro-Low Fragrant Sumac					

³⁵ Ibid.

³⁶ Well-established in container.

³⁷ Ibid.

³⁸ Ibid.