

Applicant: 1052 Spruce Street, LLC

Appl. No.: SP – 1/22

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	<u>2/28/22</u>	<u>4/8/22</u>			
b. Professional Planner	<u>"</u>	<u>4/8/22</u>			
c. Traffic Consultant	<u>"</u>	<u>4/8/22</u>			
d. Construction Official	<u>"</u>	<u>3/3/22</u>			
e. Shade Tree Advisory Comm.		<u>4/22</u>			
f. Health Officer		<u>3/3/22</u>			
g. Tax Collector		<u>2/28/22</u>			
h. Public Safety		<u>4/7/22</u>			
i. Environ. Res. Committee		<u>4/8/22</u>			
j. Mercer County Planning Bd.					
k. Ewing-Law. Sewer Auth.					
l. _____ Water Co.					
m. D & R Canal Commission					
n. U.S. Post Office					
o. NJDOT					
p. PSE&G Co.					
q. Board of Education					
r. Historic Preserv. Comm.					
s. NJDEPE/Wetlands					
t. NJDEPE/Stream Encroach.					
u. _____					
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence
ENGINEERING DEPARTMENT

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Major Site Plan – preliminary & Final Site Plan Approval Application No. SP-1/22
1052 Spruce, LLC, 1052 Spruce Street
Tax Map Page 7, Block 701, Lot 39

DATE: April 8, 2022

General:

The applicant has requested preliminary and final site approval for development of Block 701, Lot 39 (1052 Spruce Street). Five (5) multi-story residential buildings containing 129 units, 22 of which are affordable units, one clubhouse, parking and other site amenities will be constructed on the property. The zoning of the parcel was revised in 2021 to A/T-4 and a developer's agreement was executed with the Township. The proposed plan appears to be consistent with the provisions in the agreement, specifically with regard to the inclusion of affordable units.

The primary development issues are:

1. Cross Access – Spruce Street is under Mercer County jurisdiction. The County has requested consideration of cross access easements through adjacent properties to improve access and traffic flow (see Comment 1.01).
2. Stormwater Management – Revisions to the proposed stormwater management design are required for conformance to the stormwater regulations (see Section 2.00).

1.00 Site Layout

- 1.01 The plans show utilization of the existing driveway access at Spruce Street with paving, curbing and sidewalk improvements. As proposed, there is one entrance/exit for the entire development. We concur with Mercer County that cross access opportunities should be pursued to improve traffic flow and provide an additional access in case of emergency. The adjacent sites, Boys and Girls Club and Centercourt, have established cross access easements for this purpose. Discussions with the applicant, Township and County will need to continue to establish proper locations and construction parameters. Recorded easements will be required.

We note that the Grading and Stormwater Plan shows a potential connection to the Boys and Girls Club; however, corresponding improvements on the adjacent site will be needed.

- 1.02 Charging station infrastructure and electric vehicle parking spaces are required and shall be show on the plan with striping and signage details. There are several grant programs available for multi-family developments.
- 1.03 Additional sidewalk shall be provided along the southerly side of Building 3 for more convenient access for residents.
- 1.04 We will defer to Public Safety regarding whether emergency access to the rear of Building 3 is needed.
- 1.05 A road name shall be selected for the access driveway. The address system for the buildings shall be clarified so that all tax and emergency service records can be updated.

- 1.06 There are several property line encroachments from the Tiffany Woods development. The applicant's attorney shall indicate how the encroachments will be resolved.
- 1.07 Dedicated parking spaces shall be provided at the trash area. It is likely that some residents may drive as the area is not centrally located.
- 1.08 High visibility crosswalks (ladder type) shall be specified.
- 1.09 The architect shall clarify the purpose of the enclosed area on the balcony in some units. It appears to be a closet that is only accessible through the balcony (see Unit 1 S – D); however, for other units, it is accessible through the kitchen (Unit 2S-A).

2.00 Stormwater Management

- 2.01 There are several components of the stormwater management design that require revisions to conform to State and Township regulations. We have coordinated the necessary revisions with the applicant's engineer including:
 - a. Refinement of the predeveloped area that drains to the rear of the property.
 - b. Elimination of the extended detention basin, prohibited per Ordinance 2399-21.
 - c. Reduction in the thickness of the sand layer in the basin.
 - d. Re-direction of outflow piping and structures to discharge onto open space area on adjacent property, not residential properties.
 - e. Stability below the outfall structures per Soil Erosion standards.
 - f. Analysis of groundwater mounding.

Based on the potential for groundwater mounding impacts and the need for emergency access to the rear of the building, we recommend modification of the southerly section of the basin adjacent to Tiffany Woods lots 16-19. This revision will also reduce the significance of the variance for the basin location within the required setback. Basin volume could be achieved with underground storage, if necessary.

- 2.02 Soil testing must be witnessed by the Engineering Department per §522.E.4. of the Lawrence Township Land Use Ordinance. A waiver is not recommended. Due to soil compositions in the Township and the required infiltration feature, it is critical to review the proposed location in the field. The testing requirement may be imposed at the construction phase; however, the applicant shall acknowledge that any modifications required by the Engineering Department as a result of updated testing will be incorporated as a field revision. This testing is required prior to issuance of the first building permit.
- 2.03 The size and slope of the drainage piping shall be labeled on the plan view.
- 2.04 The Operations and Maintenance Manual shall be based on the New Jersey Department of Environmental Protection guidance manual. The revised manual shall be submitted for review.
- 2.05 The status of the monitoring well shown on the plans shall be provided.

3.00 Grading

- 3.01 The grading plan shall be updated to demonstrate (via spot elevations) maximum slope of 2% in all handicap parking spaces.
- 3.02 Grading along curb lines shall be 0.75% minimum, with overland slope in the parking areas at 1.5% minimum. The grading plan shall be reviewed and revised as necessary.

4.00 Miscellaneous

- 4.01 We will defer to the Planning Consultant for review of the required landscape buffers.
- 4.02 The note on the lighting plan shall specify "dusk to dawn" fixtures. The current note indicates lighting will be turned off at 10:00 p.m. which is not realistic for a residential community.
- 4.03 Shop drawings are required for the retaining wall. Note 2 on the detail sheet shall be revised. A fence is required if wall height exceeds 30".
- 4.04 The parking lot paving section shall be 2" top course, 4" base course and 4" of dense graded aggregate as a minimum. If geotechnical testing indicates a thicker section, it shall be noted.
- 4.05 An engineer's estimate is required for determination of inspection fees.
- 4.06 Other permits / approvals:
- a. New Jersey Department of Environmental Protection Transition Area Waiver
 - b. Mercer County Planning Board
 - c. Delaware & Raritan Canal Commission
 - d. Trenton Water Works
 - e. Ewing-Lawrence Sewerage Authority
 - f. Public Safety Committee
 - g. Lawrence Township Soil Disturbance – prior to construction

JFP/sjs

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
Documents Reviewed:

- Application and Supporting Documentation
- Preliminary and Final Site Plans, dated February 2, 2022
- Boundary & Topographic Survey, dated September 9, 2021
- Architectural Plans, dated December 15, 2021
- Traffic Impact Study, dated December 21, 2021
- Environmental Impact Study, dated February 15, 2022
- Sustainable Design Assessment Report, dated February 2, 2022
- Stormwater Management Report, dated November 18, 2021
- Stormwater Management Inspection and Maintenance Plan, dated November 18, 2021
- New Jersey Department of Environmental Protection Wetlands Letter of Interest Letter
- New Jersey Department of Environmental Protection Wetlands Letter of Interest Stamped Plan



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609-257-6705 (v)
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To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP, LEED AP 
Brett Harris, AICP 

Re: **1052 Spruce, LLC**
Preliminary and Final Major Site Plan
Block 701 Lot 39
1052 Spruce Street
AT-4 (Apartment and Townhouse 4) Zoning District
Application No. SP-1/22

Date: April 8, 2022

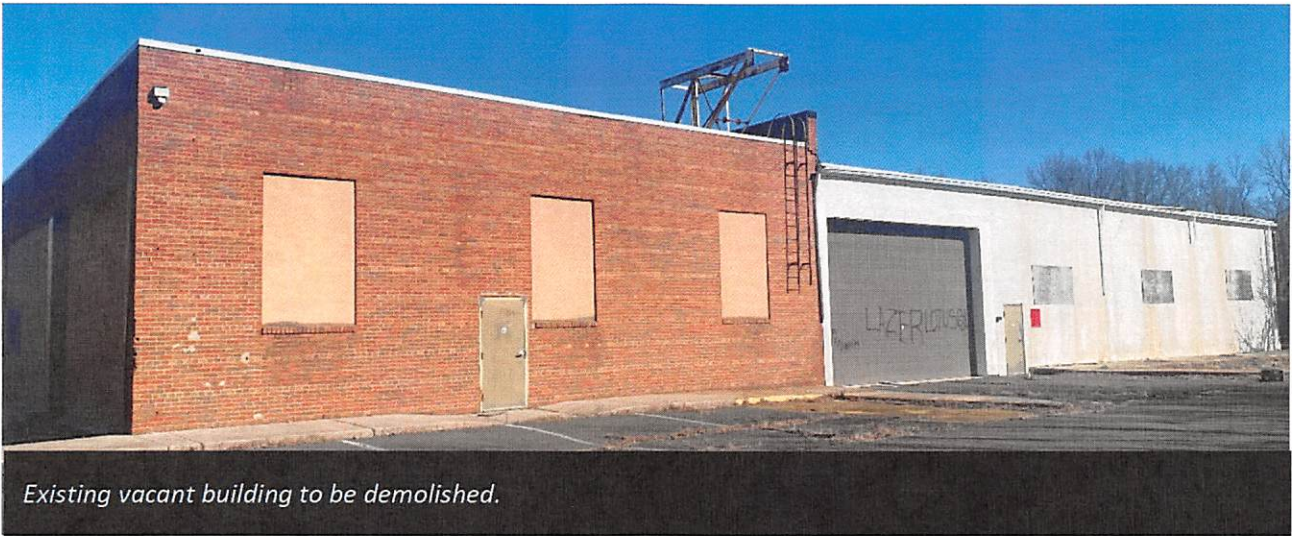
1.0 Introduction & Project Description

- 1.1** The Applicant is requesting Preliminary and Final Major Site Plan Approval for the redevelopment of 1052 Spruce Street. The site, Block 701 Lot 39, is a 7.12-acre flag lot with limited frontage on Spruce Street, in the Apartment and Townhouse 4 (AT-4) Zoning District.
- 1.2** The Applicant proposes to demolish the existing vacant building and construct a multi-family residential development composed of 129 dwelling units in five buildings. Additional site improvements include a clubhouse, a dog park, a recreation area, and associated parking, stormwater, lighting, and landscaping improvements.
- 1.3** Of the 129 proposed units, 22 are affordable housing units (a 17% set-aside), consistent with the AT-4 District Standards. This development is subject to a February 2021 Developer's Agreement, which was approved by Superior Court as part of the Township's affordable housing compliance process, and the site is included in the Township's Housing Plan for satisfying a portion of the third round obligation.



2.0 Site & Surrounding Area

- 2.1 The site is comprised of a vacant warehouse/office building with a large setback from Spruce Street, due to the flag lot configuration. The eastern portion of the site is comprised of a large, wooded area, of which a portion consists of wetlands and other portions are proposed for significant tree clearing.
- 2.2 The site is located within the Apartment and Townhouse 4 (AT-4) Zoning District.



- 2.3 The site's surrounding area is predominately characterized by large scale commercial uses along Spruce Street, with residential neighborhoods and wooded areas behind the commercial uses on the west side of Spruce Street. The residential neighborhoods are accessed through Spruce Street due to their flag lot configurations.
- 2.4 Directly adjacent to the north, is a vacant office building and further north is an indoor sports facility. Both properties are located in the HC Zone District, and behind the properties is a large, wooded area.
- 2.5 To the east and south are residential neighborhoods that contain flag lot configurations and large setbacks from commercial corridors, similar to the applicant's proposal. Directly adjacent, is a duplex neighborhood in the AT Zoning District. The neighborhood does not have frontage on Spruce Street, an access drive connects the development to Spruce Street. Similar to the subject site, commercial uses are located in between the property and Spruce Street.
- 2.6 Directly adjacent to the west, between the site and Spruce Street, is the Boys and Girls Club of Mercer County in the HC Zoning District. Across Spruce Street, to the west, are wooded lands in Ewing Township.



POLICY
PLANNING
DESIGN

SPRUCE STREET APARTMENTS - 1052 SPRUCE STREET

BLOCK 701 LOT 39

TOWNSHIP OF LAWRENCE, MERCER COUNTY NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIN Mercer County Parcels 2021



3.0 AT-4 Zoning District Standards

- 3.1** The subject site is located within the AT-4 (Apartment and Townhouse) Zoning District. The AT-4 District permits dwellings in a garden apartment, multi-story or townhouse configuration. Permitted accessory uses include home occupations, community centers, outdoor recreation facilities, and off-street parking and private garages. The full list of permitted principal and accessory uses in the district can be found in §409 in the Township’s Land Use Ordinance. The Applicant’s proposal is permitted in the district.
- 3.2** The Application does not require bulk variance relief from the AT-4 District standards. Please see the following table for additional detail.

AT-4 District Standards (§409)				
	Required	Existing	Proposed	Variance?
Min. Lot Area	7 acres	+/- 7.17 acres	No Change	No
Min. Buildable Area	4 acres	N/A	+/- 4.46 acres	No
Max. Gross Density	18 units/acre	N/A	18 units/acre	No
Min. Open Space	30%	N/A	40%	No
Min. Lot Frontage	40 feet	40 feet	No Change	No
Building Setback from Perimeter	50 feet	N/A	+/- 50.4 feet	No
Parking Setback from Driveway	25 feet	N/A	25 feet	No
Parking Setback from Parking/Street	25 feet	N/A	25 feet	No
Max. Dwelling Units in One Building	27 units	N/A	26 units	No
Building to Building Setback (Front or Back)	50 feet	N/A	76 feet	No
Building to Building Setback (Side)	20 feet	N/A	23 feet	No
Building to Building Setback (From Parking)	5 feet	N/A	6 feet	No
Max. Building Height	45 feet / 3 stories	N/A	44.5 feet / 3 stories	No
Max. Building Length	240 feet	N/A	139 feet	No



AT-4 District Standards (§409)				
	Required	Existing	Proposed	Variance?
Min. Apartment Size	550 SF	N/A	550 SF	No
Min. Balcony Size	50 SF	N/A	> 50 SF	No
Min. Community Center Size	3,500 SF	N/A	3,500 SF	No
Min. Active/Passive Rec Area	7,500 SF	N/A	7,819 SF	No
Min. Required COAH Units	22 units	N/A	22 units	No

4.0 Affordable Housing

- 4.1 The proposal is required to provide 22 affordable family rental units. The Applicant is proposing 22 affordable units.
- 4.2 The Applicant should provide additional information on the integration of the 22 affordable housing units. The submitted floor plans suggest the affordable units will be integrated but this should be further confirmed with information regarding the number of affordable housing units on each floor of each building.
- 4.3 The affordable units must meet all other applicable affordable housing regulations, such as but not limited to, income distribution, bedroom distribution, phasing, affirmative marketing, and affordability controls of not less than 30 years. The bedroom distribution of the affordable housing units should be depicted on the Architecture Plans. The Applicant should provide testimony regarding the proposed affordable housing compliance for the previously listed items. I recommend such compliance as a condition of approval and that the developer be further obligated to engage the Borough’s Affordable Housing Administrator for administration of the affordable units, at the sole cost of the developer.

5.0 Site Plan Comments

- 5.1 It appears there are several fences from the adjacent residences that encroach and occupy portions of the subject property. The Applicant should indicate if they are working with these neighboring property owners to rectify the encroachments. We note for the Board this area is intended for buffer plantings pursuant to the application.
- 5.2 The Applicant is proposing a 1,581 square foot dog park, a 6,238 square foot recreation area, and a 3,600 square foot clubhouse. Testimony should be provided regarding recreation amenities, including any structures proposed in the dog park and recreation area.

- 5.3 Based on a site visit conducted on March 29, 2022, there appears to be debris and waste located on the site. The Applicant should confirm removal of any trash or waste located on the site.



- 5.4 Testimony should be provided regarding the timing and frequency of deliveries and trash pickup.
- 5.5 Testimony should be provided regarding moving in/out of residents. This should include whether moving truck sizes will be limited given the lack of loading space.
- 5.6 The limits of the stormwater basin should be depicted on sheet 2, the Layout Control Plan.
- 5.7 The color of the proposed bike rack should be specified and should complement the building architecture.
- 5.8 A detail for the fence proposed around the dog park and recreation area should be provided and should complement the building architecture.
- 5.9 The color of the refuse enclosure vinyl gate should be specified and should complement the building architecture.
- 6.0 Parking & Circulation**
- 6.1 Per, §530.0, the Applicant requires an exception for an access drive intersection with the street, where access points shall be at least 20 feet from a side property line, where less than 20 feet exists. We note for the Board, this is an existing non-conforming condition given the site's flag lot configuration.



- 6.2 The Applicant indicates 245 parking spaces are proposed, while the Site Plan depicts 244 spaces, clarification is required. We note for the Board, if 244 spaces are proposed, a parking variance is required.
- 6.3 The sidewalk and crosswalk connecting Building 1 to the site access differs on the Landscaping Plan (sheet 6) compared to the other site plan sheets. The applicant should amend the site plans appropriately.
- 6.4 The Plan should be revised to improve access for those with disabilities. There are no ramps, or other pedestrian connections, connecting the residential buildings to the clubhouse and only Building 1 is connected to the site access via a crosswalk and sidewalks. The Applicant should provide ADA ramps at the ends of each building so that the buildings are connected to the site access, clubhouse, and each other with accessible routes and crosswalks. The alternative is those in need of ADA ramps must use the ramps associated with the ADA parking spaces and traverse the parking lot in order to access other areas of the site.
- 6.5 Clarification is required regarding the sidewalk along the site’s frontage. The Applicant should confirm the location and width of the sidewalk and crosswalk along the frontage. The width of the proposed sidewalk and crosswalk should be the same or greater as the existing sidewalks on the adjacent properties.

7.0 Signage

7.1 The Applicant requires sign variance relief from the standards defined in §535 of the Township’s Land Use Ordinance. Please see the following table for additional detail.

Sign Standards (§535)				
	Required	Existing	Proposed	Relief?
Min. Freestanding Sign Setback (§535E.8)	10 ft from any lot line	N/A	< 10 ft (side)	Yes
Max. Freestanding Sign Area (§535R.1)	35 SF	N/A	21 SF	No
Min. Letter Height (§535R.1)	10 inches	N/A	Unknown	TBD

7.2 Full sign details, including colors and materials, sign letter height, and method of illumination should be provided for the proposed freestanding sign. The sign colors and materials should be complementary to the building architecture.

8.0 Lighting

8.1 Additional information regarding illumination of pedestrian areas should be provided and conformance with Table 5.13 and Table 5.14 in §527C and §527D should be demonstrated.

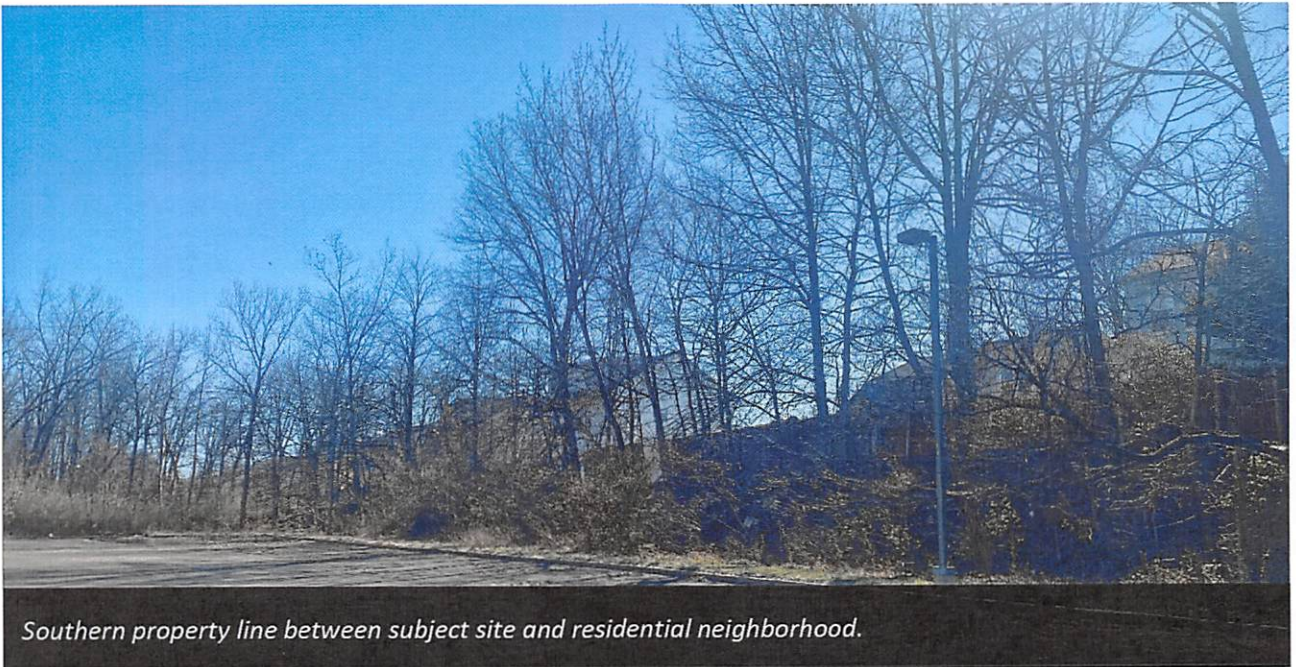


- 8.2** The color temperature of the proposed lighting fixtures should be specified. We suggest the temperature be between 3,000-3,500° Kelvin.
- 8.3** The Lighting Plan indicates the pole mounted light bases are proposed to be extended 3 feet above finished grade. The Applicant should confirm the base will not increase the height of the light fixtures to exceed 25 feet. Given the residential nature of the site, we recommend the light pole bases should be flush with the finished grade.
- 8.4** The Applicant should indicate if lighting is proposed for the recreation area or the dog park. It seems that lighting in these areas may be necessary to ensure they are usable during winter evenings and early mornings.
- 8.5** We note for the Board that the minimum lighting levels along the property line abutting the existing residential uses are minimal, approximately 0 footcandles.

- 9.0** **Buffer Requirements & Landscape Design**
- 9.1** Per §525.C.2, street trees are required to be planted every 40 feet, one tree is required along the site's frontage. One street tree has been provided, however there appears to be a conflict between the proposed stormwater inlet. We suggest the proposed tree location be moved closer to Spruce Street.
- 9.2** Per §522F2.a, the Ordinance states any stormwater basin in a residential zoning district shall be located within the setbacks for a principal building, where a 50-foot setback is required from the tract boundary, and approximately 10 feet is proposed to the stormwater basin.
- 9.3** Per §522F2.b, the Ordinance states no stormwater management basin shall be located in a required landscape buffer, and the proposed basin is located within the rear 50-foot Residential Type A to Residential Type B buffer.
- 9.4** The Applicant proposes to retain the existing trees along the eastern property line and is proposing buffer plantings along the southern property line. The proposed buffer plantings should be extended northeast, around the proposed basin, to connect with the tree save area. We recommend naturalized plantings be added in and adjacent to the proposed stormwater basin, given the basin's location within the buffer, the undersized buffer, and the adjacent residential uses.
- 9.5** Per §522F2.b, the Ordinance requires a 25-foot buffer between Residential Type B and Retail Uses, and the proposed trash enclosure is within the buffer area. The buffer areas on the Site Plan should be clearly depicted.
- 9.6** Given the close proximity to the adjacent Boys and Girls Club, we suggest an alternate evergreen species be considered to provide a more effective long-term buffering. The upper branches of White Pine shade out the lower branches, which dieback and fall off, negating the intended buffering.



Western property line between subject site and Boys & Girls Club.



Southern property line between subject site and residential neighborhood.



- 9.7** Several mature trees are proposed to be removed throughout the site. Testimony should be provided regarding the proposed tree save areas and the preservation of existing mature trees. Testimony should include the designation of the limits of the tree save areas and compliance with §541E, should be demonstrated. Tree protection fencing should be depicted at the limit of the grading/clearing adjacent to the trees that are to be preserved.
- 9.8** The planting bed lines should be depicted on the Landscape Plan. Large expanses of mulch should be avoided, and the groundcover of all landscaped areas should be specified.
- 9.9** Lawn is proposed for the majority of the dog park. Testimony should be provided regarding the proposed groundcover of the dog park and should include the longevity of the lawn as it relates to the dog park use.
- 9.10** It appears several plantings conflict with the proposed dog park fence, clarification is required.
- 10.0 Architecture**
- 10.1** The Architecture Plans depict the building height as 46 feet and 6 inches. Clarification is required regarding the proposed building height, if 46 feet and 6 inches is proposed, the appropriate relief should be requested.
- 10.2** The Applicant appears to be compliant with the minimum apartment size and balcony size defined in the AT-4 standards. Additional detail, including the area calculation of the individual units and balconies should be depicted to confirm compliance.
- 10.3** Testimony should be provided regarding the proposed building architecture and its conformance with the design standards outlined in §531. Testimony should include the architectural character of the existing area and how the proposed development relates.
- 10.4** Building elevations, depicting all colors and materials, for each side of the proposed residential buildings should be provided.
- 10.5** Building elevations, depicting all colors and materials, for the proposed clubhouse should be provided.
- 11.0 Land Use Policy**
- 11.1** The subject site is included in the Township's Housing Plan for 22 affordable units. Testimony should be provided addressing compliance with the Housing Plan.
- 11.2** The Applicant should provide testimony regarding the conformance with the Township's land use policy as outlined in the 1995 Master Plan, and subsequent reexamination reports, the various Master Plan Elements, and the Township's Land Use Ordinance.



11.3 The Township’s Land Use Ordinance defines the purpose of the AT-4 Zoning District as:

“The Apartment and Townhouse 4 residential zone (AT-4) is intended to provide for dwellings in a garden apartment, multi-story, or townhouse configuration at moderate multi-family densities.”

Testimony should be provided addressing the purpose of the zone district.

11.4 The Township’s 1995 Master Plan defines the following goal:

“Preserve and enhance the character of the built environment through the promotion of good design.”

Testimony should be provided addressing the 1995 Master Plan Goals & Objectives.

11.5 The Township’s 1995 Master Plan defines the following objective under the Community Character Goal:

“Encourage new development to be compatible with the style and scale of existing buildings.”

Testimony should be provided addressing the Community Character objectives.

11.6 The Township’s 1995 Master Plan defines the following Land Use Goal:

“Foster a well-balanced, diverse community with a mix of residential housing types institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township.”

Testimony should be provided addressing the 1995 Master Plan Land Use Goal.

11.7 The Township’s 1995 Master Plan defines the following objectives under the Land Use Goal:

“Direct new development and redevelopment to places in relation to their transportation and environmental capacities.”

“Reduce blighting influences through improved standards for development.”

Testimony should be provided addressing the 1995 Master Plan objectives under the Land Use Goal.

11.8 The Township’s 1995 Master Plan defines the following Housing Goal:

“Preserve the existing housing stock and provide the opportunity for the development of a wide variety of housing types to meet the needs of varied income and age levels, family compositions, and lifestyles.”

Testimony should be provided addressing the 1995 Master Plan Housing Goal.



12.0 Materials Reviewed

12.1 Application SP-1/22.

12.2 *Preliminary and Final Site Plan for Spruce Street Apartments* consisting of 14 sheets, prepared by prepared by Hopewell Valley Engineering, P.C. dated Van Note-Harvey Associates Inc, dated November 18, 2021.

12.3 *Boundary and Topographic Survey* consisting of 1 sheet prepared by Allan L. Sampson, P.L.S. of Hopewell Valley Engineering, P.C, dated June 21, 2021.

12.4 *Architecture Plans*, consisting of 3 sheets, prepared by vlbjr+, dated December 15, 2021.

13.0 Applicant Team

13.1 Applicant: 1052 Spruce LLC 1333 Brunswick Avenue Suite 200 Lawrenceville NJ 08648

13.2 Owner: Same as Applicant

13.3 Attorney: Dino Spadaccini Esq. 98 Franklin Corner Road Lawrenceville NJ 08648 609-912-0100
dino@spadlaw.com

13.4 Engineer: Hopewell Valley Engineering P.C 1600 Reed Road Suit-A Pennington NJ 08534-5002 609-745-5800



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

Princeton Pike Corporate Center
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648
(609) 844-1111 • Fax (609) 844-9799

MEMORANDUM

DATE: April 8, 2022

TO: Lawrence Township Planning Board and Zoning Board of Adjustment

FROM: Jeffrey A. L'Amoreaux, P.E. *JAL*
Traffic Consultant

SUBJECT: Spruce Street Apartments aka 1052 Spruce LLC
Preliminary & Final Site Plan w/Variance Application SP-1/22
Planning Board Memorandum #1
Lawrence Township Mercer County, New Jersey
Tax Map Page 7, Block: 701, Lot: 39

We are in receipt of the following information for review pertaining to the submission of Preliminary and Final Site Plan Application for the Spruce Street Apartments aka 1052 Spruce LLC, located along the Lawrence Township border on the north side of Spruce Street between Tiffany Woods Court and Arctic Parkway.

- One Application and Supporting Documentation
- One bound set of Preliminary and Final Site Plans (14 sheets) prepared by Hopewell Valley Engineering, P.C., dated November 18, 2021, last updated February 2, 2022
- One Boundary and Topographic Survey Plan (1 sheet) prepared by Allan L. Sampson, P.L.S. of Hopewell Valley Engineering, P.C. dated June 21, 2021, last updated September 9, 2021
- One set of Architectural Floor Plans and Building Elevations prepared by VLBJR Architects dated December 15, 2021
- One Traffic Impact Study prepared by McDonough & Rea Associates, Inc. dated December 21, 2021.
- One Sustainable Design Assessment Report prepared by Victor L. Barr, Jr. of VLBJR Architects dated February 3, 2022.
- One Wetlands Location Survey prepared by Hopewell Valley Engineering P.C. dated October 25, 2019 last updated May 26, 2020.
- One State of New Jersey Department of Environmental Protection Freshwater Wetlands Letter of Interpretation Line Verification Letter dated June 2, 2020.
- One Transmittal Letter from Jim Parvesse, Municipal Engineer, dated February 28, 2022, for reports due Friday, April 8, 2022

According to the Traffic Impact Study "this Project involves the construction of 129 apartments on the noted property. The property is in Zone AT-4 per the 2021 Township Zoning Map.

The site is located within Block 701, Lot 39 along the north side of Spruce Street, generally behind the existing Boys and Girls Club building. Plans prepared by Hopewell Valley Engineering show a single point of access along Spruce Street which will be designed to be a right-in/right-out only driveway.

Preliminary and Final Site Plan SP-1/22
Spruce Street Apartments
Planning Board Memorandum #1
Township of Lawrence, Mercer County, New Jersey
April 8, 2022
Page 2 of 2

We offer the following comments.

Preliminary and Final Major Site Plans

1. The Sign Details on Sheet 8 require a minor correction. The New Jersey Penalty Plate is R(NJ)7-8A, not "NJDOT R7-8P"; it should be labeled as 10" wide by 12" tall. The Van Accessible Plaque (R7-8P) should be labeled as 18" wide by 9" tall.
2. Please show the Crosswalk Detail on Sheet 8 as having a 10' rather than 6' minimum width.
3. The Zoning Requirements page included in the Application and Supporting Documentation indicated that there would be 245 parking spaces. We found 246 parking spaces shown on Sheet 2. We also found all seven claimed ADA Van Accessible Spaces. One area, in the southwest corner, indicated 10 spaces but showed only 9 and had unusual island configuration taking up part of what perhaps could have been a tenth space adjacent to the refuse area.
4. The Trash, Fire and Moving Vehicle Turning Templates on Sheets 12 through 14 appear adequate.
5. Electric Vehicle Charging Stations may be required per NJ PL.2019 Chapter 362.

Architectural Floor Plans

6. The Architectural Floor Plans show 26 apartment units per building and there are five buildings. This is one below the 27 maximum in Zoning Code AT-4. Perhaps this means 130 total units rather than the 129 cited.

Traffic Impact Study


7. The Traffic Impact Study appears adequate, though it makes no mention of the existing building on site or any previous uses, perhaps in an effort to be conservative. We understand that the applicant and the Township are in discussions with Mercer County (owner of Spruce Street) and the Boys and Girls Club property owners, as Spruce Street may be reconfigured in the future, and accesses to this property may ultimately be different than currently shown. This office requests that we be given the opportunity to review accesses to Spruce Street as part of an effort to reduce the number of driveways upon project completion.

This completes our comments at this time. Additional comments may be provided as this project moves forward.

CC: James Parvesse, P.E.
Brenda Kraemer, P.E.
Susan Snook
Dino Spadaccini, Esq.
Edward W. Schmierer, Esq.

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
Jeffrey A. L'Amoreaux, Traffic Consultant
~~Michael Rodgers, Construction Official~~
Edward Tencza, Public Safety Coordinating Committee
Environmental Resources Committee
Shade Tree Advisory Committee
Keith Levine, Health Officer

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Preliminary & Final Major Site Plan Application No. SP-1/22
1052 Spruce, LLC, 1052 Spruce Street
Tax Map Page 7, Block 701, Lot 39

DATE: February 28, 2022

Attached are the documents listed below with regard to the referenced site plan application:

- Application and Supporting Documentation
- Preliminary and Final Site Plans, dated Feb. 2, 2022
- Boundary & Topographic Survey, dated Sept. 9, 2021
- Architectural Plans, dated Dec. 15, 2021
- Traffic Impact Study, dated Dec. 21, 2021
- Environmental Impact Study, dated Feb. 15, 2022
- Sustainable Design Assessment Report, dated Feb. 2, 2022
- Stormwater Management Report, dated Nov. 18, 2021
- Stormwater Management Inspection and Maintenance Plan, dated Nov. 18, 2021
- NJDEP Wetlands LOI Letter
- NJDEP Wetlands LOI Stamped Plan

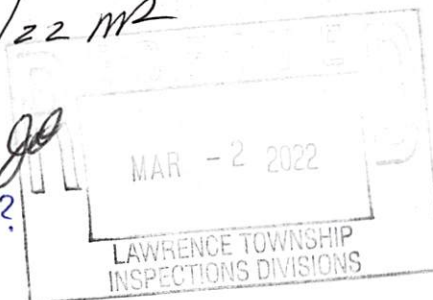
Application documents are also available on our website at www.lawrencetwp.com/1052SpruceLLC. This application is scheduled for review by the Planning Board at the meeting to be held Monday, April 18, 2022. Please review these documents and submit your report to this office as soon as possible, but **no later than April 8, 2022** so that reports may be provided to the applicant and Board members prior to the meeting.

SJS

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Attachments

No Bldg Comments 3/2/22 MR
No Fire Comments 03/02/2022 GA
110 PLB6 Comment 3/3/22 JF
**ELECTRIC VEHICLE PROVISIONS?
JF 3/3/2022*



TOWNSHIP OF LAWRENCE
2207 Lawrence Road
Lawrence Township NJ 08648

Department of Community Development
609-844-7087

Lawrence Township Shade Tree Advisory Committee REPORT
1052 Spruce Street
April 2022

- We have reviewed these plans. **The main suggestion is to plant many more trees for a proposed development of this size and intensity. Some trees are currently thriving on bump-outs into the parking lots. There opportunities to plant many more trees on bump-outs within the parking area. There will provide shade, quality parking spots during the warmer months, and reduce the amount of storm water run-off.**
- The planting suggestions already include many water-tolerant species. **This is a wet area. There is a high % of impervious surface** in this proposal.
- Often there are pools of water on the parking areas after it rains. The Google map air photo shows a pool of standing water. Use **permeable pavers** for several portions of the parking spaces, especially the areas with regular standing water, in order to reduce storm water runoff into the Shabakunk Creek, which leads toward Colonial Lake and contributes to flooding on Route 1. Permeable pavers use interlocking grids that are laid over a prepared subsurface to create a strong, durable (but also permeable) parking surface that is virtually maintenance free.
- Consider planting additional dampness-tolerant conifers to give four-season interest. Retain all existing confers such as white pines and junipers. These are thriving. **Retain the existing evergreens** because they take many years to grow to this size.
- **Border plantings.** We look forward to seeing **Spring-flowering bulbs** – mixed daffodils, plus snowdrops & crocus -- to supplement the border evergreen shrubs.
- A retention basin is needed. Small trees could be planted on the sloping edges, such as in the high-functioning retention basin near the QuickChek South of Harney's Corner and Homefront.
- Consider replacing the central parking strip down the middle of the proposed development with a pedestrian area. As proposed, **there is a need for safe places to walk on this site. A basic design principal for safety is to separate pedestrians from automobiles. Trees can also help to reduce vehicle speeds and prevent collisions.** Trees could be planted on this central pedestrian axis to provide some shade and to greatly improve the quality of life and safety of this area.

Respectfully submitted
David Bosted, STAC Chair

LAWRENCE TOWNSHIP HEALTH DEPARTMENT
2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648
Telephone: (609) 844-7089

RECEIVED

MAR - 3 2022

Date: March 3, 2022
To: James Parvesse, P.E., Municipal Engineer
From: Keith Levine, Health Officer

ENGINEERING DEPT.

REVIEW FOR:

<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	Food Establishment
<input type="checkbox"/>	Certificate of Occupancy	<input type="checkbox"/>	Sewage Disposal System
<input checked="" type="checkbox"/>	Planning Board	<input type="checkbox"/>	Individual Water Supply
<input type="checkbox"/>	Zoning Board	<input type="checkbox"/>	Commercial Property
<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	Other: <u>Prelim & Final Major Site Plan</u>

PROJECT NAME: 1052 Spruce LLC - Proposed Apartment Complex SP 1/22

LOCATION: 1052 Spruce Street

BLOCK: 701 LOT # 39 PR# _____

OWNER: 1052 Spruce, LLC Phone: _____

ENGINEER/ARCHITECT: Hopewell Valley Engineering - Russell M. Smith, P.E.

ADDRESS: 1600 Reed Road, Suite A, PO Box 710
Pennington, NJ 08534 PHONE: 609-745-5800

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

Provide will serve letters from Trenton Water Works and Ewing Lawrence Sewerage Authority (ELSW).

Construction and operational activities shall be in accordance with Lawrence Township Noise Nuisance Ordinance and NJDEP anti-idling regulations.


Trash enclosure shall be of adequate size for all waste containers including trash and recycling, etc.

Provide information on the purpose and status of the monitoring wells shown on the HVE Boundary & Topographic survey. Eight wells were reported (Note #8) but not all were found during the survey. The monitoring wells will need to be properly abandoned or protected.

Provide additional information on how and by whom the kitchen area in Clubhouse will be used.
A Retail Food Establishment Plan Review Application and licensing as a Retail Food Establishment will be required by the Health Department.


Keith Levine, Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT


TO: Susan McCloskey, Tax Collector
FROM: Susan Snook, Administrative Secretary 
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: February 28, 2022

Please update the status of taxes and sewer payments with regard to the following application:

Application No(s):	SP-1/22
Application Name:	1052 Spruce, LLC
Street Address:	1052 Spruce Street
Tax Map Page(s):	7
Block:	701
Lot(s):	39

Thank you for your anticipated assistance and response.

SJS
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*Taxes and sewer are
current as of
2/28/2022*

Tax Collector



RECEIVED

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LAWRENCE
UNIVERSITY

TOWNSHIP OF LAWRENCE

Edward Tencza, Fire Marshal

Department of Public Safety

TO: Zoning/Planning Board
FROM: Edward Tencza
SUBJECT: 1052 Spruce LLC, 1052 Spruce Street Block 701, Lot 39
DATE: April 7, 2022

After review of proposed site plan for 1052 Spruce LLC, 1052 Spruce Street Block 701, Lot 39.
The following items of concern.

1. Due to one entrance into property, additional Fire Hydrants to be installed in complex. A Fire hydrant to be installed in center area between buildings # 4 and # 5 on island (site map attached) and 2 additional fire hydrants to be installed on opposing corners of property, corner of Building # 5 and corner of Building # 2 (site map attached). The purpose of additional Fire hydrants is to prevent further access restrictions when the fire apparatus deploys large diameter hose in event of fire. Additional fire hydrants will also prevent delays while establishing water supplies, fire apparatus placement and connecting to buildings fire department connection.
2. Fire Lane Markings and proper "NO PARKING FIRE LANE" signs to be installed in main entrance/ exit driveways both sides. Curb line on south side adjacent to Tiffany Woods Drive, all areas indicated in highlighter on site map provided. Allowing appropriate access for Fire Apparatus from main entrance driveway to rear of building.
3. Fire access road on south side of Building # 3, adjacent to Tiffany Woods Drive. This access road is for the fire department ladder truck to access the rear of Building # 3 in event of emergency. Roadway to be constructed according to specifications of the Lawrence Township Engineering Department. The roadway to extend past rear of building no less than 30 feet.

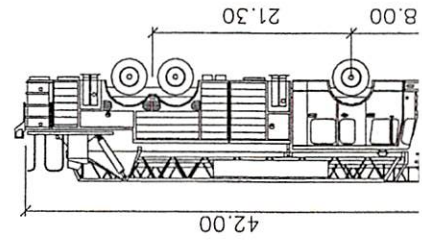
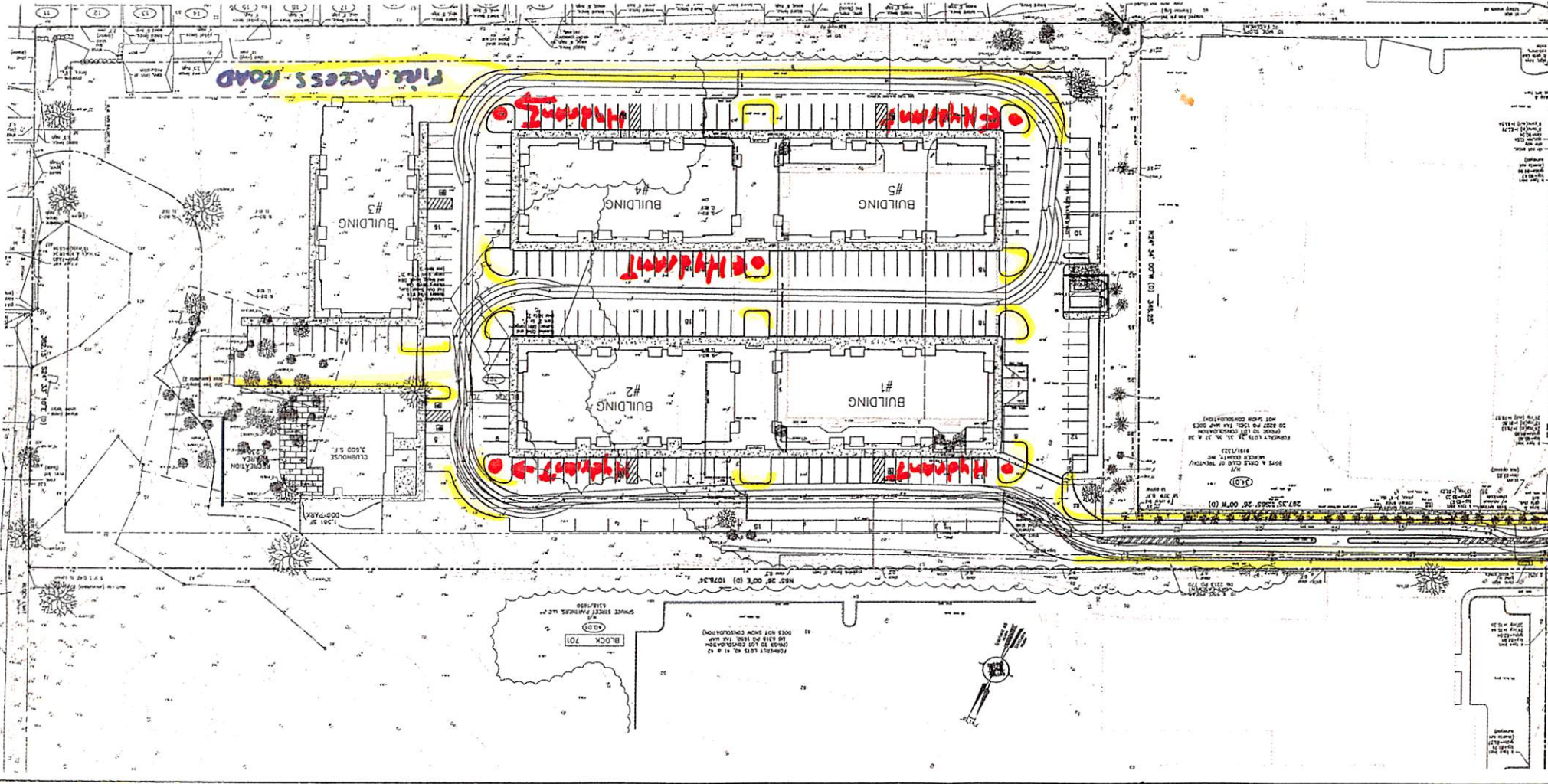


Edward C. Tencza

Fire Marshal

GRAPHIC SCALE: FEET
 0 20 40

- Fire Hydrants Total 5
- Fire Lanes Markings in Roadway & Signs
- "No Parking Fire Lane"



: 8.00 feet
 : 8.50 feet

ENCE TWP FIRE TRUCK



LAWRENCE TOWNSHIP

ENVIRONMENTAL & GREEN ADVISORY COMMITTEE

Lawrence Twp., NJ
CLEAN AIR, LAND, AND WATER

To: Lawrence Township Planning Board Members
From: Environmental and Green Advisory Committee
Date: April 8, 2022
Re: **1052 Spruce Street, LLC**
Preliminary & Final Major Site Plan Application No. SP-1/22
Tax Map Page 7, Block 701, Lot 39

In accordance with the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have conducted a review of the application materials provided to the Committee by the Township of Lawrence.

SUMMARY

7.16 acres in the AT4 Zone. AT4 is a recent Land Use amendment which reduced impervious cover maximum from .35 to no limitation. A portion is redevelopment, and a greater portion is new development on wooded land adjacent to wetlands.

A Variance is required for stormwater basin setback at building and landscaping.

Recommendations/Suggestions/Questions:

1. Increase mitigation of stormwater runoff.
2. Confirm contamination is remediated and site disturbance does not mobilize contaminants.
3. Choose low maintenance and native species landscaping, utilize rainwater reuse or greywater for irrigation, limit/eliminate fertilizers, and pesticides. Maintain manually.
4. Include 2018 IECC requirements and above for roof, slab, and windows.
5. Add ceiling fans.
6. Avoid gas hook up to mitigate climate-changing greenhouse gas emissions and improve indoor air quality. Add electric/electric high efficiency HVAC units rather than gas/electric.
7. Include instructions for specific no/low VOC paint, solvents, cleaning products, minimizing de-icing products and Sustainable Landscaping to Maintenance Manual.
8. Reduce Correlated Color Temp (from 4000k to \leq 3000k) of outdoor lighting.
9. Include EV charging stations and parking.
10. Require NJDEP General Permit #11 (outfalls in wetland buffer), Trenton Water Works *engineering* approval, and Mound Analysis and provide remediation update (tentatively scheduled April 2022) prior to/contingency of plan approval.
11. Include plant species that support bioremediation.

DETAILED REVIEW

STORMWATER MANAGEMENT

The committee supports high intensity and affordable housing near transportation and services. Still, this is very dense urbanization and, even while adhering to current minimum requirements, there is increased risk of flooding, erosion, and impairment to waters. Are there ways to cooperate on additional measures to reduce risk and impairment?

Previously, the Land Use Ordinance required a maximum of .35 impervious cover for the AT zone; however, the latest amendment created the AT4 which eliminated any restriction for impervious cover for this location. This development reflects the change in that nearly all the buildable land is new impervious surface. While the SW management will help to mitigate the impact, the increase of impervious cover will have an impact on both the development and the Shabakunk subwatershed which funnels to Colonial Lake. Regarding quantity, reduction is only required for 50% of the 2-year storm, 75% for 10-year and 80% for 100-year storm so there is still an increase which relates to flooding and erosion. Next, according to the DEP, annual rainfall in New Jersey is projected to increase 7% to 11% by 2050 and will often be delivered in more intense storm events (consider tropical storms Henri and Ida, statistically both 100-year storms, yet they occurred within weeks of each other). Recent studies released by NJDEP show that stormwater systems are currently being undersized due to calculations of the 2-year storm based on historical precipitation data. Precipitation is projected to increase 20% from the 1999 baseline by 2100. Regarding quality, only 80% of Total Suspended Solids (TSS ie pollutants) over motor surfaces (not sidewalks, roof, turf) is required, therefore there are additional pollutants added to our already impaired water (see newly released *Draft 2018/2020 Integrated Water Quality Assessment Report*).

Some possible options:

- a. adjust calculations to reflect current rainfall data and projections and develop accordingly? We recognize this is not currently required, but it would more adequately inform risk and risk management.
 - b. is there any way to conserve any of the wooded land?
 - c. additional distributed GI BMPs close to the source?
 - d. green roofs?
 - e. cisterns?
2. Mound Analysis should be required (*NJ Stormwater Manual, Chapter 13: Groundwater Table Hydraulic Impact Assessments for Infiltration BMPs*). We recommend using design storm figures based on updated data rather than historical data to protect the development since the design storm is a parameter affecting the mound, and in consideration of the proximity to buildings (given potential hydraulic gradient shift) and contamination.
 3. The use of small-scale infiltration basins, and all stormwater infiltration best management practices (BMPs), is prohibited in areas where high pollutant or sediment loading is anticipated. There is historic fill indicated (ArcGIS) and contamination on-site as described in the EIS. Does remediation and Filterra filtration effectively prevent mobilization of contamination? Could mounding effect the hydraulic gradient and further mobilize contaminants?
 4. Given the proximity of the basin to high density residences, club house and the Boys and Girls Club, include "No Trespassing" signage and fencing.

5. Secure firm commitment for proper maintenance and *continued replacement* of trees as needed in Filterra boxes as there are reports of survival issues.

SUSTAINABLE DESIGN ELEMENTS

WATER EFFICIENCY

1. A new well is proposed for landscaping irrigation. Consider rainwater harvesting (eg cisterns) rather than drilling into the aquifer. This will help to mitigate some stormwater runoff, conserve water, mitigate stress on ELSA.
2. Use native plants meant to thrive in the local conditions without inputs (ie water, fertilizer, pesticides). See Landscaping below.
3. Grey water reuse?

ENERGY EFFICIENCY

1. Applicant can take advantage of free audits including Prescriptive and Custom rebates and financing for new building that lead to increased energy efficiency and lower operational costs. <https://bizsavepseg.com/>
2. Under “Energy Efficiency” in the *Sustainable Assessment Report* “Building insulation will meet or exceed 2018 IECC R402 requirements,” does this include Roof, Slab and Windows? If not, include.
3. Add ceiling fans.
4. How is the daylighting (natural light)?
5. Gas heating is proposed (MagicPak MGE Model). Choose Electric/Electric, such as the MagicPak Electric/Electric MCE Model or Heat Pump on same spec sheet, to mitigate climate-changing greenhouse gas emissions, improve indoor air quality and improve resident and public health. This would be in accordance with Strategy 4 of the *2019 NJ Energy Master Plan*. Choose electric water heater, induction stove. It is possible that gas may be less expensive, however, high performance buildings and energy efficient appliances and systems require less energy which in turn lowers electricity expense.
6. Are there other incentives and benefits for additional environmental measures, including LEED measures, such as credits for LIHTC funding?

INDOOR ENVIRONMENTAL QUALITY

1. Maintenance Manual to include list/instruction for repairs/replacements that avoid solvent-based adhesives, carpeting and finishes which can release formaldehyde and Volatile Organic Compounds, specify energy efficient appliance replacements, “green” cleaning products, HEPA vacuum...
2. How is the noise insulation?

LIGHTING

1. Use “warm-white” or filtered LEDs (CCT \leq 3000 K; S/P ratio \leq 1.2) to minimize blue light emission, glare, and light pollution. The five models indicated on the Lighting Plan are all 4000k.

TRANSPORTATION

1. Add EV Charging Station and parking spaces. Applicant can take advantage of the PSE&G financial incentives for EV charging equipment installations. <https://nj.gov/dep/drivegreen/plugin.html>

LANDSCAPING

1. The EIS states benzene is the main contamination concern. Bioremediation of BTEX (benzene, toluene, ethylbenzene and xylene) can be supported with a number of native

species, including Black Willow, Honey Locust (can use the thornless option), Eastern Red Cedar, Eastern Cottonwood, Canada Goldenrod (can be aggressive) and Common Hackberry (also, the Loblolly Pine but prefers acidic, sandy soil). We recommend adding these species and substituting out those not providing this service.

2. Young children play and come in close contact with soil and landscape, can safety from contamination be confirmed?
3. There are numerous non-natives and cultivars on the Landscaping Plan. Choose all or most native non-cultivars (especially those for bioremediation service). Possibilities include substituting the 80 Japanese Cedar with Eastern Red Cedar or Thuja Occidentalis and add to the 23 Eastern White Pine; substitute some of the 28 non-native magnolias with the native Sweet Bay Magnolia; add to the 9 Eastern Red Bud rather than the 16 Crape Myrtle; use majority Inkberry rather than the cultivars; substitute the 787 non-native St John's Wort with the native one; etc.
4. Include an "Integrated Pest Management Plan." Be sure plan protects beneficial insects (ie bird food) and pollinators.
5. Use manual maintenance (eg rakes, hand clippers, brooms) rather than gas powered maintenance equipment. If necessary, electric/battery equipment.
6. Add Green Bin collection.