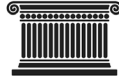


the
SPADACCINI

LAW FIRM LLC



98 FRANKLIN CORNER ROAD
LAWRENCEVILLE, NEW JERSEY 08648

Phone: (609) 912-0100

Fax: (609) 912-0400

www.spadlaw.com

Writer's email: dino@spadlaw.com

DINO SPADACCINI *†‡

MELISSA MARINO*

ROBERT W. SLOMICZ*†

*Member of NJ Bar

† Member of Pennsylvania Bar

‡ RULE 1:40 Qualified Mediator

February 18, 2022

DELIVERED BY HAND

James Parvesse, P.E., C.M.E.

Municipal Engineer, Zoning Officer, and Planning Board Secretary

Township of Lawrence

P.O. Box 6006

2207 Lawrence Road

Lawrenceville, NJ 08648

Re: Applicant/Owner: 1052 Spruce, LLC
Property: 1052 Spruce Street
Block 701, Lot 39, Tax Map Page 7
Application: Preliminary and Final Site Plan
Zone: Apartment and Townhouse 4 Residential District ("AT-4")
Application No.: SP-1/22

Dear Mr. Parvesse:

As you are aware, I represent the Applicant with reference to the above-mentioned application. Pursuant to your letter dated January 20, 2022, enclosed please find the following:

A. Twenty-three (23) copies of the following:

1. Land Use Application Master Check List;
2. General Information - Form G-1;
3. Rider to Application;
4. Certifications - Form C-1;
5. Corporate Disclosure Statement;
6. Contribution Disclosure Statement for Attorney, Dino Spadaccini, Esq.;
7. Contribution Disclosure Statement for Engineer, Hopewell Valley Engineering, P.C.;
8. Contribution Disclosure Statement for Traffic Engineer, McDonough & Rea Associates, Inc.;
9. Contribution Disclosure Statement for Environmental Consultant, Nautilus Environmental Group, LLC;
10. Contribution Disclosure Statement for Applicant and Owner;
11. Zoning Waiver List;
12. Sustainable Design Assessment Report dated February 3, 2022 prepared by vlbjr+.
13. Traffic Impact Study dated December 21, 2021 prepared by McDonough & Rea Associates, Inc.
14. Freshwater Wetlands Letter of Interpretation from State of New Jersey, Department of Environmental Protection dated June 2, 2020;

the
SPADACCINI

LAW FIRM LLC

James Parvesse, P.E., C.M.E.

February 18, 2022

Page 2

15. Plan entitled "Wetlands Location Survey" dated October 25, 2019 prepared by Allan L. Sampson, P.L.S. of Hopewell Valley Engineering, P.C. consisting of one (1) sheet;

B. Eight (8) full-size and fifteen (15) half-size (not 11"×17") copies of the following:

1. Plan entitled "Preliminary and Final Site Plan for Spruce Street Apartments" dated November 18, 2021 prepared by Hopewell Valley Engineering, P.C. consisting of the following fourteen (14) sheets:

<u>Sheet No.</u>	<u>Description</u>
1 of 14	Cover Sheet (revised 2/2/22)
2 of 14	Layout Control Plan
3 of 14	Grading and Stormwater Plan
4 of 14	Utility Plan
5 of 14	Tree Protection & Landscaping Plan
6 of 14	Landscaping Plan
7 of 14	Lighting Plan
8 of 14	Construction Details
9 of 14	Construction Details
10 of 14	Storm Profiles and Inlet Details
11 of 14	Sanitary Profiles and Details
12 of 14	Refuse Truck Circulation Plan
13 of 14	Fire Truck Circulation Plan
14 of 14	Moving Truck Circulation Plan

2. Plan entitled "Boundary & Topographic Survey" dated June 21, 2021 prepared by Allan L. Sampson, P.L.S. of Hopewell Valley Engineering, P.C. and consisting of one (1) sheet;
3. Plan entitled "New Construction for Lot 39 in Block 107 Spruce Street Apartments" dated December 15, 2021 prepared by vlbjr+ consisting of the following three (3) sheets:

<u>Sheet No.</u>	<u>Label</u>	<u>Description</u>
1 of 3	A-1	Unit Matrix, Clubhouse, Floor Plan and Typical Building Elevation
2 of 3	A-2	Typical First and Second Floor Plans
3 of 3	A-3	Typical Third Floor and Roof Plans

C. Three (3) copies of the following:

1. Stormwater Management Report dated November 18, 2021 prepared by Russell M. Smith, P.E. of Hopewell Valley Engineering, P.C.;
2. Stormwater Management Inspection and Maintenance Plan dated November 18, 2021 prepared by Russell M. Smith, P.E. of Hopewell Valley Engineering, P.C.;
3. Environmental Impact Statement dated December 1, 2021, revised February 15, 2022, prepared by Nautilus Environmental Group, LLC;

the
SPADACCINI
LAW FIRM LLC

James Parvesse, P.E., C.M.E.
February 18, 2022
Page 3

The following checks are enclosed:

Application Fees: \$ 1,250.00
Escrow: \$ 5,800.00

I trust the within submission satisfies the application requirements. Upon being deemed complete, I request that the application be placed on the agenda for the next available meeting of the Planning Board.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,
THE SPADACCINI LAW FIRM, LLC

By: 
DINO SPADACCINI

DS/oms

Enc.

cc: (*via email only*)
 1052 Spruce, LLC
 Hopewell Valley Engineering, P.C.
 McDonough & Rea Associates, Inc.
 Nautilus Environmental Group, LLC
 vlbjr+

**Township of Lawrence
Mercer County NJ
Department of Community Development**

General Information

1. Applicant:

Name 1052 Spruce, LLC Phone _____
Address 1333 Brunswick Avenue, Suite 200 Fax _____
Lawrenceville, NJ 08648 Email _____

2. Owner of land (as shown on current tax records):

Name Same as Applicant Phone _____
Address _____ Fax _____
_____ Email _____

3. Attorney (where applicable):

Name Dino Spadaccini, Esq. Phone 609-912-0100
Address 98 Franklin Corner Road Fax 609-912-0400
Lawrenceville, NJ 08648 Email dino@spadlaw.com

4. Engineer (where applicable):

Name Hopewell Valley Engineering, P.C. Phone 609-745-5800
Address 1600 Reed Road, Suite A Fax 609-745-5807
Pennington, NJ 08534-5002 Email _____

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

See attached Disclosure Statement.

6. Location of Land:

Lot No(s) 39 Block(s) 701 Tax Map Pg(s) 7
Street(s) 1052 Spruce Street

7. Zoning designation of parcel (see Zoning Map): Apartment and Townhouse 4 ("AT-4")

8. Name of proposed development: _____

Township of Lawrence
Mercer County NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: 1052 Spruce, LLC

Block No. 701 **Lot No(s)** 39

Required for all applications:	Complete form:
<input checked="" type="checkbox"/> General Information	Form G-1
<input checked="" type="checkbox"/> Certifications	Form C-1
<input checked="" type="checkbox"/> Taxpayer Identification number & certification	IRS form W-9

Type of approval sought (check all as appropriate):

<input type="checkbox"/> Appeal from decision of Administrative Officer	Form A-1
<input type="checkbox"/> Bulk Variance (parcel)	Form B-1
<input type="checkbox"/> Bulk Variance (signage)	Form B-2
<input type="checkbox"/> Bulk Variance (homeowner)	Form B-3
<input type="checkbox"/> Contribution Disclosure Statement	Form DS-1
<input type="checkbox"/> Conditional Use	N/A
<input type="checkbox"/> Informal	N/A
<input type="checkbox"/> Interpretation	N/A
<input type="checkbox"/> Lot Consolidation	N/A
<input type="checkbox"/> Site Plan, Informal	N/A
<input type="checkbox"/> Site Plan, Waiver	N/A
<input type="checkbox"/> Site Plan, Minor	N/A
<input checked="" type="checkbox"/> Site Plan, Preliminary Major	N/A
<input checked="" type="checkbox"/> Site Plan, Final Major	N/A
<input type="checkbox"/> Subdivision, Minor	N/A
<input type="checkbox"/> Subdivision, Preliminary Major	N/A
<input type="checkbox"/> Subdivision, Final Major	N/A
<input type="checkbox"/> Use Variance	Form U-1
<input type="checkbox"/> Other (specify)	N/A

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
<u>Boundary & Topographic Survey</u>	<u>1</u>
<u>Site Plan prepared</u>	<u>1</u>
<u>Wetlands Survey</u>	<u>1</u>
<u>Stormwater Management Report</u>	<u>1</u>
<u>Stormwater Management Inspection and Maintenance Plan</u>	<u>1</u>

List name & address of all expert witnesses expected to testify:

<u>Russell M. Smith, P.E.</u>	<u>John H. Rea, P.E.</u>
<u>1600 Reed Road, Suite A</u>	<u>1431 Lakewood Road, Suite C</u>
<u>Pennington, NJ 08534-5002</u>	<u>Manasquan, NJ 08736</u>

RIDER TO APPLICATION

of

1052 SPRUCE, LLC

Applicant/Owner: 1052 Spruce, LLC
Property: 1052 Spruce Street
Block 701, Lot 39, Tax Map Page 7
Application: Preliminary and Final Site Plan
Zone: Apartment and Townhouse 4 Residential District ("AT-4")

The applicant and owner, 1052 Spruce, LLC, a New Jersey Limited Liability Company (the "Applicant" and/or "Owner") is filing this application with the Lawrence Township Planning Board for preliminary and final site plan approval and waiver relief, if any, in connection with the property commonly known as 1052 Spruce Street, known and designated as Block 701, Lot 39, Tax Map Page 7 on the tax maps of the Township of Lawrence, Mercer County, New Jersey (the "Property"). Pursuant to an "Ordinance Supplementing the Land Use Ordinance of the Township of Lawrence to Add Section 409A, the Apartment and Townhouse 4 District," No. 2391-21, the Property is situated in the Apartment and Townhouse 4 Residential District ("AT-4").

The property is an approximately 7.12 acre parcel and contains an existing vacant warehouse/office building. The Applicant is proposing to demolish the existing building and construct a residential multi-family rental development consisting of five multi-family buildings housing one hundred twenty-nine (129) dwelling units as well as associated improvements including a clubhouse, parking, dog park, recreation area &c.

The application is being submitted pursuant to a Developer's Agreement entered into by the Applicant and the Township of Lawrence ("Township") dated February 9, 2021. The Developer's Agreement dated February 9, 2021 was entered into as part of the Township's settlement agreement with Fair Share Housing Center, Inc. ("FSHC") dated April 28, 2017. Accordingly, of the 129 proposed units, twenty-two (22) shall be affordable housing rental units, including eight low-income, eleven moderate-income, and three very low-income rental units integrated with the market units in the Project. As part of the aforesaid Developer's Agreement, the Township adopted Ordinance No. 2391-21 implementing zoning changes allowing the Applicant to proceed with the construction of the development as set forth in this application.

The following zoning table is presented for your convenience and is also included on the plans and notes submitted herewith:

<u>ZONING REQUIREMENTS</u>		
APARTMENT AND TOWNHOUSE 4 (AT-4) DISTRICT APARTMENT BUILDINGS ARE A PERMITTED USE		
	<u>REQUIRED AT-4 ZONE</u>	<u>PROPOSED</u>
LOT AREA (AC)	7	7.17±
BUILDABLE AREA (AC)	4	4.46±
MAX. GROSS DENSITY (UNITS/AC)	18	18
OPEN SPACE (%)	30	40
MIN. FRONTAGE (FT)	40	40
BUILDING SETBACK FROM PERIMETER (FT)	50	50.4±
<u>PARKING SETBACKS (EXCLUDING ENTRANCE/EXIT)</u>		
DRIVEWAY SETBACK (FT)	25	25
PARKING OR STREET (FT)	25	25
MAX. DWELLING UNITS IN ONE BUILDING (APARTMENTS)(UNITS)	27	26
<u>BUILDING TO BUILDING SETBACKS</u>		
FRONT OR BACK SETBACK (FT)	50	76
SIDE (FT)	20	23
FROM PARKING (FT)	5	6
MAX. BUILDING HEIGHT (FT/STORIES)	45/3	44.5/3
MAX. BUILDING LENGTH (FT)	240	139
MIN. APARTMENT SIZE (SF)	550	550
MIN. BALCONY SIZE (SF)	50	>50
MIN. COMMUNITY CENTER SIZE (SF)	3,500	3,600
MIN. ACTIVE/PASSIVE REC AREA SIZE (SF)	7,500	7,819
MIN. REQUIRED COAH UNITS	22	22

The following table illustrates the proposed dwelling unit breakdown and parking requirements:

DEVELOPMENT DATA

PARKING PROVIDED = 245 SPACES (7 HC SPACES (ALL VAN) AS PER ADA)

DWELLING UNITS PROVIDED:

1 BEDROOM UNITS	69
2 BEDROOM UNITS	55
3 BEDROOM UNITS	<u>5</u>
TOTAL UNITS	129

PARKING REQUIREMENTS (RSIS REGULATIONS FOR GARDEN APARTMENTS):

69 ONE BEDROOM UNITS @ 1.8 SPACES PER UNIT	=	124.2 SPACES
55 TWO BEDROOM UNITS @ 2.0 SPACES PER UNIT	=	110.0 SPACES
5 THREE BEDROOM UNITS @ 2.1 SPACES PER UNIT	=	<u>10.5 SPACES</u>

TOTAL REQUIRED	=	244.7 SPACES (SAY 245)
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WE HAVE PROVIDED 245 SPACES WHICH COMPLIES.


Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Certifications

Certification of applicant:


I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature  Date _____
Dino Spadaccini, Esq., Attorney for Applicant/Owner
(Print or type name)

Owner's consent to filing of application:

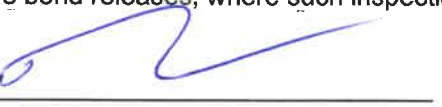
If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature  Date _____
Dino Spadaccini, Esq., Attorney for Applicant/Owner
(Print or type name)

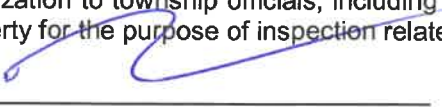
Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature  Date _____
Dino Spadaccini, Esq., Attorney for Applicant/Owner
(Print or type name)

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature  Date _____
Dino Spadaccini, Esq., Attorney for Applicant/Owner
(Print or type name)

PLANNING/ZONING BOARDS

Applicant's Disclosure Statement (Corporation or Partnership)

A corporation or partnership applying to the Planning Board or Zoning Board for

- A. Subdivisions with six (6) or more lots; or
- B. Site Plan for commercial purpose; or
- C. Variance to construct multiple dwelling of twenty-five (25) or more family units; or
- D. Approval of a commercial use

must complete the following:

1. The names and addresses of all persons, stockholders or individual partners owning at least a ten (10%) percent interest in the corporation, partnership are as follows:

NAME

ADDRESS

Nexus Holdings, LLC

**1333 Brunswick Avenue
Suite 200
Lawrenceville, NJ 08648**

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

Dino Spadaccini, Esq., being duly sworn according to
(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, _____

a property owner, developer, redeveloper or professional making an application in reference to a property

identified as	<u>1052 Spruce Street</u>	<u>701</u>	<u>39</u>
	Property address	Block	Lot(s)

am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.



(Signature)

Sworn to and Subscribed before

me this 29th day of

December 2021

[Handwritten Signature]

Attorney @ (Notary Public)
136222614
Authorized pursuant to NJSA 41:11-7
and 41:21 to receive such oaths.

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
NONE		

Provide additional pages as necessary

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
N/A	\$0.00	N/A

Provide additional pages as necessary

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

McDonough & Rea Associates, Inc.

(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, JOHN REA

a property owner, developer, redeveloper or professional making an application in reference to a property

identified as

<u>1052 Spruce Street</u>	<u>701</u>	<u>39</u>
Property address	Block	Lot(s)

am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.

John Rea
(Signature)

Sworn to and Subscribed before
me this 16th day of

Dec 2021

(Notary Public)
SUSAN KENNEL

NOTARY PUBLIC
STATE OF NEW JERSEY

ID # 2096694

MY COMMISSION EXPIRES JAN. 28, 2022

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
N		
	B	
	N	
	E	

Provide additional pages as necessary

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

STATE OF NEW JERSEY)
COUNTY OF MERCER) SS

Nautilus Environmental Group, LLC , being duly sworn according to
(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, Randy S. Kertes

a property owner, developer, redeveloper or professional making an application in reference to a property
identified as 1052 Spruce Street 701 39
Property address Block Lot(s)

am providing representation and/or support for an application for certain approvals to the Planning Board
or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do
hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate,
candidate committee, joint candidates committee and any pledge, promise or other commitment or
assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance
1949-07, effective September 24, 2007. The disclosure below includes all such contributions made
during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing
of this Contribution Disclosure Statement during the approval process and hereby agree that prior to
granting of final approval of the application, I will amend the disclosure statement if such further
contributions are made.

[Signature]
(Signature)

Sworn to and Subscribed before
me this 22nd day of
December 2021

[Signature]
(Notary Public)
ROBERT W. SLOMIGZ
NJ ATTORNEY ID 136222014
Authorized pursuant to NJSA 41:1-7
and 41:2-1 to receive such oaths.

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
<i>NONE</i>		

Provide additional pages as necessary

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
<i>None</i>		

Provide additional pages as necessary

ZONING REQUIREMENTS

APARTMENT AND TOWNHOUSE 4 (AT-4) DISTRICT (SECT. 409A)
APARTMENT BUILDINGS ARE A PERMITTED USE

	<u>REQUIRED AT-4 ZONE</u>	<u>PROPOSED</u>
LOT AREA (AC)	7	7.17±
BUILDABLE AREA (AC)	4	4.46±
MAX. GROSS DENSITY (UNITS/AC)	18	18
OPEN SPACE (%)	30	40
MIN. FRONTAGE (FT)	40	40
BUILDING SETBACK FROM PERIMETER (FT)	50	50.4±
PARKING SETBACKS (EXCLUDING ENTRANCE/EXIT)		
DRIVEWAY SETBACK (FT)	25	25
PARKING OR STREET (FT)	25	25
MAX. DWELLING UNITS IN ONE BUILDING (APARTMENTS)(UNITS)	27	26
BUILDING TO BUILDING SETBACKS		
FRONT OR BACK SETBACK (FT)	50	76
SIDE (FT)	20	23
FROM PARKING (FT)	5	6
MAX. BUILDING HEIGHT (FT/STORIES)	45/3	44.5/3
MAX. BUILDING LENGTH (FT)	240	139
MIN. APARTMENT SIZE (SF)	550	550
MIN. BALCONY SIZE (SF)	50	>50
MIN. COMMUNITY CENTER SIZE (SF)	3,500	3,600
MIN. ACTIVE/PASSIVE REC AREA SIZE (SF)	7,500	7,819
MIN. REQUIRED COAH UNITS	22	22
MIN STORMWATER BASIN SETBACKS		
AT BUILDING SETBACK (522F2.a.)	50	10±*
AT LANDSCAPE BUFFER (522F2.b.)	20	10±*

* VARIANCE REQUIRED

DEVELOPMENT DATA

PARKING PROVIDED = 245 SPACES (7 HC SPACES (ALL VAN) AS PER ADA)

DWELLING UNITS PROVIDED:

1 BEDROOM UNITS	69
2 BEDROOM UNITS	55
3 BEDROOM UNITS	<u>5</u>
TOTAL UNITS	129

PARKING REQUIREMENTS (RSIS REGULATIONS FOR GARDEN APARTMENTS):

69 ONE BEDROOM UNITS @ 1.8 SPACES PER UNIT	= 124.2 SPACES
55 TWO BEDROOM UNITS @ 2.0 SPACES PER UNIT	= 110.0 SPACES
5 THREE BEDROOM UNITS @ 2.1 SPACES PER UNIT	= <u>10.5 SPACES</u>

TOTAL REQUIRED	= 244.7 SPACES (SAY 245)
----------------	-----------------------------

WE HAVE PROVIDED 245 SPACES WHICH COMPLIES.

SUBMISSION AND DESIGN WAIVERS/ EXCEPTIONS REQUIRED

THE PROJECT WILL REQUIRE A WAIVER/EXCEPTION FROM THE FOLLOWING:

- SECTION 522E4. SOIL TESTING WAS COMPLETED AS REQUIRED BUT WAS NOT WITNESSED. APPENDIX A OF THE STORMWATER REPORT INCLUDES THE TESTING RESULTS WHICH ARE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER (PE) FROM THE SOIL TESTING FIRM. SINCE THE TESTING RESULTS HAVE BEEN CERTIFIED BY A PE WE ASK THAT THE WITNESSING REQUIREMENT BE WAIVED AS PERMITTED IN 522E4.
- CHECKLIST ITEM #27 – A DEVELOPMENT STAGES OR STAGING PLAN IS NOT PROVIDED BECAUSE THE PROJECT WILL NOT BE BUILT IN PHASES.
- CHECKLIST ITEM #34 – A STREAM ENCROACHMENT PLAN IS NOT REQUIRED BECAUSE WE DO NOT HAVE A STREAM OR FLOODPLAIN AREA ON OR ADJACENT TO THE SITE.
- CHECKLIST ITEMS # 47 & 48 – THE PROJECT DOES NOT PROPOSE ANY NEW ROADWAYS.
- CHECKLIST ITEM #60 (SECTION 813A) – A WAIVER FROM THE COMMUNITY IMPACT STATEMENT IS REQUESTED SINCE THE APPLICATION IS A FULLY CONFORMING AS OF RIGHT USE.