

Applicant: Barnwelle, 243 Carter Road (Poe Road)

Appl. No.: SP 3/19

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	<u>11/22/21</u>	<u>12/13/21</u>			
b. Professional Planner	<u>"</u>	<u>12/10/21</u>			
c. Traffic Consultant	<u>—</u>	<u>—</u>			
d. Construction Official	<u>"</u>				
e. Shade Tree Advisory Comm.	<u>"</u>	<u>12/7/21</u>			
f. Health Officer	<u>"</u>	<u>12/3/21</u>			
g. Tax Collector	<u>"</u>				
h. Public Safety	<u>"</u>	<u>12/8/21</u>			
i. Environ. Res. Committee	<u>"</u>	<u>12/10/21</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: Minor Subdivision Application No. S-3/19
Barnwelle, 243 Carter Road (Poe Road)
Tax Map Page 72.05, Block 7201, Lots 4, 5 and 6

DATE: December 13, 2021

General:

The applicant has requested minor subdivision approval to consolidate existing Block 7201, Lots 4, 5 and 6 and create two (2) new lots. One lot will contain the existing residence and one will be developed as a new building lot. The property is located on the north side of Poe Road (privately owned and maintained) in the EP-2 zone. A private septic system and well will be provided.

Our detailed report consists of minor technical items to be addressed by the applicant's engineer. We will defer to the Planning Consultant for review of the architectural plans.

Detailed Report:

1. Poe Road is a private road owned and maintained by the adjacent homeowners. The applicant shall clarify if there are any development restrictions for new construction.
2. Development of the property is impacted by the 300' riparian zone adjacent to the Stony Brook and its tributary. The plans do not show any new disturbance in this area. Access to the new dwelling will be provided via an existing gravel driveway from Poe Road. Conservation easements shall be established for the environmentally sensitive areas on both properties. Other applicants in the area have established the easement limit at the 100' buffer to the 100-year floodplain. This limit allows a future owner to seek New Jersey Department of Environmental Protection approval for an improvement in the 300' riparian zone (such as a shed or pool).
3. Although the proposed project does not qualify as a major project under state stormwater regulations, it does require analysis under Lawrence Township stormwater regulations due to the amount of new impervious coverage. The plan shows approximately 5,500 sf of new impervious area on Sheet 3/8 which equates to flow of more than 1 cfs in the 100-year storm; compliance with §522 is required.

We note that the plans show an underground stormwater chamber system; however, the design calculations have not been submitted. If the stormwater system is designed to infiltrate, a soil log in this area (witnessed by the Township engineering Department) in accordance with §522.E.4 of the Lawrence Township Land Use Ordinance is required.

4. The new lot numbers shall be:

Lot 4.01 – existing dwelling
Lot 4.02 – proposed dwelling

The majority of residents utilize 243 Carter Road as the street address which has been confusing for the post office and emergency personnel. We recommend a distinct (different) address for the new dwelling.

5. New lot deeds shall be submitted for review. A deed restriction is required for both lots, limiting new impervious coverage to ¼ acre total, in accordance with §522.F.11. of the Lawrence Township Land Use Ordinance.

The deeds will not be signed by the Township until the new iron pin property corners are set and inspected.
6. Soil logs 1 – 4 shall be submitted; we received logs 5 – 8. The septic system design shall be approved by the Health Department.
7. The new well must be installed prior to issuance of a building permit per §522.E.2. of the Lawrence Township Land Use Ordinance.
8. We note that an extensive number of ash trees and dead / diseased trees were removed earlier this year. We will defer to the Planning Consultant regarding the need for street trees or other supplemental landscaping.
9. A driveway sight distance plan has been included in the set. The limits of clearing shall be inspected and approved by the Township.
10. The soil erosion plan and detail sheets shall be removed from this set. Lawrence Township will review and issue soil disturbance approval in conjunction with the plot plan phase. Mercer County Soil Conservation District approval is not required.
11. The proposed grading is satisfactory at this time. The future plot plan shall conform to the Plot Plan Checklist.
12. Other permits / approvals:
 - a. New Jersey Department of Environmental Protection
 - b. Mercer County Planning Board

JFP/sjs
g:engineering/barnwell/review #1.doc

Documents Reviewed:

- Application No. S-3/19
- Soil Logs from E&LP, dated August 1, 2019
- Cover Sheet, Sheet 1/8, dated May 31, 2019
- Minor Subdivision Plan, Sheet 2/8 & Sheet 3/8, dated May 31, 2019
- Grading & Utility Plan, Sheet 4/8, dated May 31, 2019
- Sight Distance Plan View and Profiles, Sheet 6/8, dated May 31, 2019
- Construction Details, Sheet 8/8, dated May 31, 2019
- Basement Floor Plan, Sheet A-2, revision dated August 1, 2019
- First Floor Plan, Sheet A-3, revision dated August 1, 2019
- Second Floor Plan, Sheet A-4, revision dated August 1, 2019
- Third Floor Plan, Sheet A-5, revision dated August 1, 2019
- Roof Plan, Sheet A-6, revision dated August 1, 2019
- Elevations, Sheet A-7 & Sheet A-8, revision dated August 1, 2019



P.O. Box 236
2 East Broad Street, 2nd Floor
Hopewell, NJ 08525
609-257-6705 (v)
609-374-9939 (f)
info@kylemcmanus.com

To: Lawrence Township Planning Board

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

Re: **Barnwelle**
Minor Subdivision Application
Block 7201 Lots 4, 5, & 6
243 Carter Road (Poe Road)
EP-2 (Environmental Protection 2)
Application No. S-3/19

Date: December 10, 2021

1.0 Project Overview

- 1.1** The Applicant is requesting Minor Subdivision Approval to consolidate Block 7201, Lots 4, 5, and 6, into two proposed conforming residential lots. The proposed lots include Lot 4 and 5.
- 1.2** The Applicant requires a Planning Variance for a lot that is not fronting a public right-of-way.

2.0 Site & Surrounding Area

- 2.1** This 11.27-acre property is located on the private right-of-way known as Poe Road, at the intersection of Poe Road and Carter Road. A vacant dwelling unit with an associated driveway, 2 gazebos, and a deteriorated deck along Stony Brook exist on the site.
- 2.2** The site is located on a private drive, Poe Road, which serves 7 single family homes located in the EP-2 Zoning District.
- 2.3** To the north of the site, is the Stony Brook, wooded areas and single-family homes in the EP-2 Zoning District. Similarly, to the south and west are single family homes and wooded areas. Across Carter Road, to the east, is the Educational Testing Service in the RD-1 Zone.
- 2.4** The site contains substantial areas of environmental constraints, including water courses, wetlands, and riparian buffers. See the plan herein for additional information.



3.0 Variances and Exceptions

- 3.1** The subject site is located within the EP-2 Environmental Protection 2 Zoning District. The EP-2 District is designed for low intensity uses such as agriculture single family detached dwellings, and conservation. The full permitted uses in the district can be found in §402.B in the Township's Land Use Ordinance.
- 3.2** The Applicant requires variance relief from §110.E, where every principal use shall be located on a lot with frontage on a public street, but the proposed Lot 5 on a private right-of-way.
- 3.3** The Applicant does not require bulk variance relief from the EP-2 District standards. Please see the following table for additional detail.

EP-2 District Standards (§402)							
	Required	Existing Lot 4	Existing Lot 5	Existing Lot 6	Proposed Lot 4	Proposed Lot 5	Variance?
Min. Lot Area	3 AC	4.11 acres	6.17 acres	.98 acres	6.12 acres	5.15 acres	No
Min. Acreage Exclusive of Critical Areas	1 AC	+/- 2.83 acres	+/- 4.22 acres	+/- .81 acres	+/- 4.574 acres	+/- 3.285 acres	No
Min. Lot Frontage	200 feet	250 feet	315.9 feet	29.99 feet	245.76 feet	600.37 feet	No
Min. Front Yard	100 feet	N/A	N/A	N/A	100 feet	112.1 feet	No
Min. Side Yard	50 feet	N/A	N/A	N/A	92.5 feet	97.3 feet	No
Min. Rear Yard	50 feet	N/A	N/A	N/A	>50 feet	N/A	No
Min. Usable Yard	20% (Each yard)	+/- 15%	>20%	>20%	>20%	>20%	*No
Max. Building Height (Principal)	35 feet	N/A	<35 feet	N/A	<35 feet	<35 feet	No
Max. Building Height (Garage)	20 feet	N/A	<20 feet	N/A	<20 feet	<20 feet	No
Max. Impervious Surface Ratio	12%	.28%	7.95%	.44%	<12%	<12%	No



4.0 Subdivision Plan Comments

- 4.1** Sheet 3 of the Minor Subdivision Plan depicts the proposed reconstructed dwelling. Testimony should be provided regarding the nature of the reconstruction and should include to what extent the existing structure will remain.
- 4.2** Testimony should be provided regarding the existing accessory structures on the property, which include 2 gazebos and a deck along the Stony Brook. Testimony should include whether the existing structures are proposed to be demolished.
- 4.3** Testimony should be provided regarding the various environmental constraints that exist on the site and the permits that have been granted by the DEP. Testimony should include the 300-foot riparian buffer on the proposed Lot 4 and the proposed building located within the buffer.
- 4.4** Testimony should be providing regarding the methodology for calculating the minimum usable yard area.
- 4.5** Testimony should be provided regarding the proposed wetlands restoration area. The proposed plant schedule should be provided.
- 4.6** Street trees are required in accordance with §525.C.2. It appears that no street trees are currently proposed, testimony should be provided in this regard, or the appropriate relief should be sought. The Board may wish to consider requiring the street trees to be provided in clusters, rather than a linear street tree pattern. Doing so would be more consistent with the rural character of Poe Road.
- 4.7** Several mature trees exist within the limit of disturbance. Testimony should be provided regarding the preservation of existing mature trees.
- 4.8** A tree protection zone, pursuant to §541E, should be depicted on the plot plan, along with any associated tree protection fencing.
- 4.9** A detail for the proposed retaining wall should be provided.

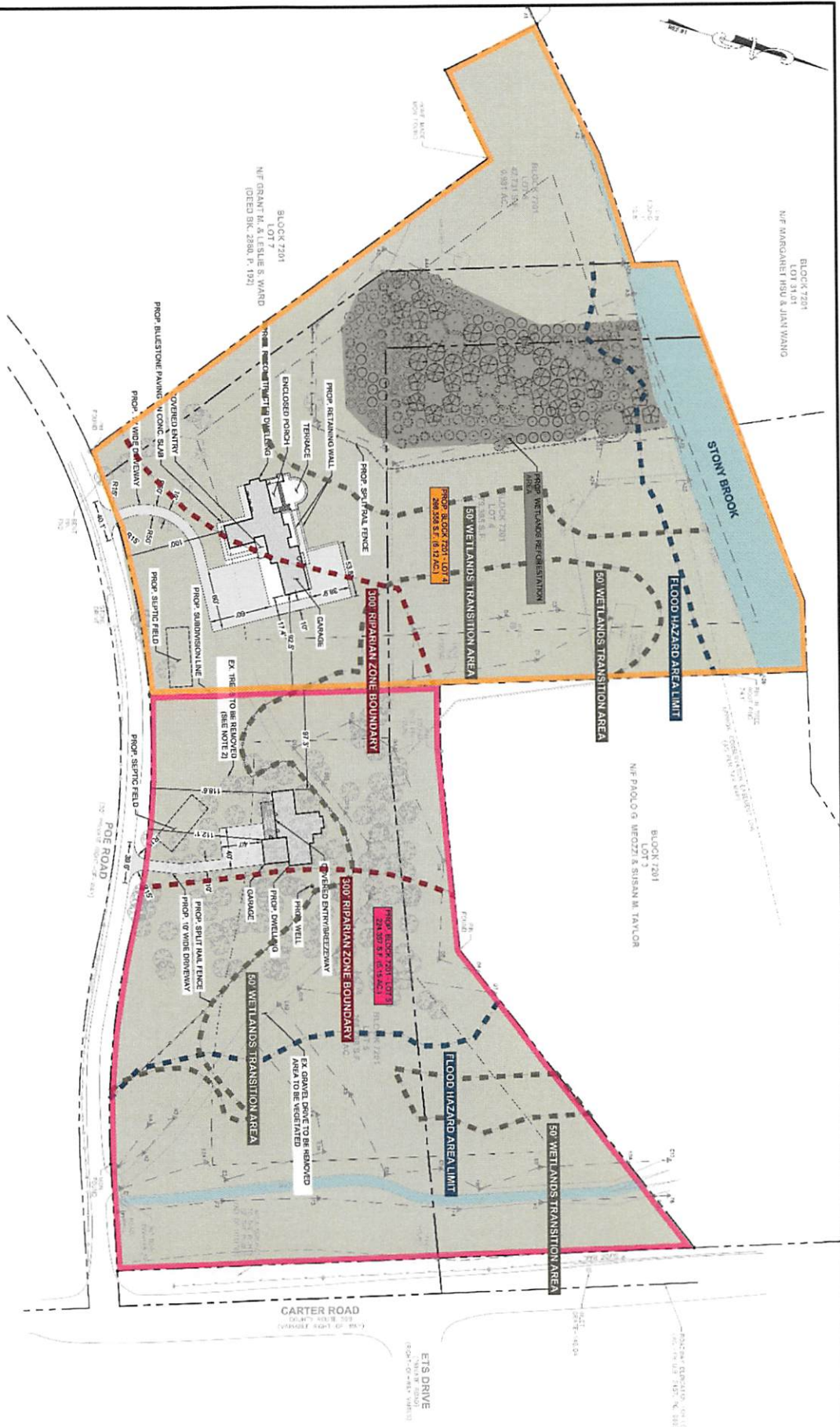
5.0 Materials Reviewed

- 5.1** Application S-3/19
- 5.2** *Minor Subdivision Plans*, consisting of 7 sheets, prepared by Engineering & Land Planning Associates, Inc, dated August 9, 2021, last revised October 1, 2021.



6.0 Applicant Team

- 6.1 Applicant:** Barnwelle Holdings, L.P. 14 Dartmouth Lane Haverford, PA (610) 230-0006, conwell@gpxrealty.com
- 6.2 Owner:** Barnwelle Holdings, L.P. 14 Dartmouth Lane Haverford, PA (610) 230-0006,
- 6.3 Attorney:** Robert P. Casey, Esquire 139 Franklin Corner Road Lawrenceville, NJ 08648 (609) 890-2000 rpcasey@lenoxlaw.com
- 6.4 Engineer:** Wanye J. Ingram/ Derek Ranger, ELP Inc 140 Main Street Highbridge, NJ 08829 (908)238-0544 ext. 117

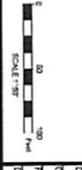


PERCENTAGE OF COST CALCULATIONS FROM BLOCK 201 (1 of 4)				
EXISTING ITEM	EXISTING COVERED (B.1)	PERCENTAGE (N)	PROPOSED ITEM	PROPOSED COVERED (B.2)
PRINCIPAL STRUCTURE	5/46	2.16	PRINCIPAL STRUCTURE	3/48
ACCESSORY STRUCTURES	1/20	0.42	ACCESSORY STRUCTURES	2/18
PAVED/PAVEL	14/45	5.43	PAVED/PAVEL	8/30
RETAINING WALLS	22	0.81	RETAINING WALLS	3/17
TOTAL	21/98	8.52	TOTAL	14/253
				5.55

EXISTING ITEM	BIPARTISAN COVERAGE (BIPARTISAN BLOCK PER 100)		PERCENTAGE (%)		
	COVERAGE (B.F.)	PERCENTAGE (B.F.)	PROCESSED ITEM	PERCENTAGE (F.F.)	
STRUCTURAL	0	0.00	STRUCTURAL	2.11	0.04
STRUCTURAL	0	0.00	STRUCTURAL	1.00	0.45
STRUCTURAL	0	0.00	STRUCTURAL	2.43	1.08
PAVED/RAVEL	6.93	3.05	PAVED/RAVEL	5.51	2.47
TOTAL	6.93	3.05	TOTAL	5.51	2.47

PARKING SPACES REQUIRED (PER RESIDENTIAL UNIT AND/OR OTHER REQUIREMENTS)		
REQUIREMENT	UNITS	REQUIRED SPACES
2.5 PARKING SPACES (4 BEDROOM SINGLE FAMILY DWELLING)	1 FRAME DWELLING	2.5 SPACES
	TOTAL NUMBER OF PARKING SPACES REQUIRED	3 SPACES
	TOTAL NUMBER OF PARKING SPACES PROVIDED	4 SPACES

PARKING SCHEDULE CALCULATION (PROVIDE A MINOR 10% LIFT) (PER RESIDENTIAL SITE IMPROVEMENTS STANDARDS REQUIREMENTS)		
REQUIREMENT	UNITS	REQUIRED SPACES
4 BEDROOM SINGLE FAMILY DWELLINGS	1 FRAMER DWELLING	2.5 SPACES
	TOTAL NUMBER ON PARKING SPACES REQUIRED	3 SPACES
	TOTAL NUMBER OF PARKING SPACES PROVIDED	4 SPACES



Sue Snook

From: David Bosted <davidbosted@gmail.com>
Sent: Tuesday, December 07, 2021 12:39 PM
To: Sue Snook
Subject: Re: Plans for Review

I'll pick the plans up soon. Thanks. STAC has no additional comments on the minor subdivision at 243 Carter Road. Our only comment, in October, was that the property be examined by an arborist and any invasive "tree of heaven" ailanthus trees be removed. --Dave Bosted, STAC Chair

On Tue, Dec 7, 2021 at 9:21 AM Sue Snook <ssnook@lawrencetwp.com> wrote:

Hi - need reports by January 27, 2022

From: David Bosted <davidbosted@gmail.com>
Sent: Monday, December 06, 2021 3:35 PM
To: Sue Snook <ssnook@lawrencetwp.com>
Subject: Re: Plans for Review

Hi Sue, is there a date when the reviews are needed? --Dave B.

On Mon, Dec 6, 2021 at 2:22 PM Sue Snook <ssnook@lawrencetwp.com> wrote:

Good Afternoon,

I have a set of plans that need the committee's review.

Thank you,

Sue Snook

Administrative Secretary

Township of Lawrence

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648

Telephone: (609) 844-7089

Date: December 3, 2021

To: Brenda Kraemer, Assistant Municipal Engineer

From: Keith Levine, Health Officer

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 type="checkbox"/>	Planning Board	<input type="checkbox"/>	Individual Water Supply
<input checked="" type="checkbox"/>	Zoning Board	<input type="checkbox"/>	Commercial Property
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

PROJECT NAME: Barnwelle Subdivision Application # S3/19

LOCATION: 243 Carter Road (Poe Road)

BLOCK: 7201 LOT # 4, 5 & 6 PR# _____

OWNER: Barnwelle Holdings LP Phone: 610-230-0006

ENGINEER/ARCHITECT: Eng & Land Planning - Wayne Ingram, PE

ADDRESS: 140 West Main St
High Bridge, NJ 08829 PHONE: 908-238-0544

☐ APPROVAL ☒ DISAPPROVAL ☐ APPROVAL WITH CONDITIONS

COMMENTS:

Per Minor Subdivision Checklist item #43- Provide soil logs and permeability tests for the proposed septic disposal areas on proposed lots 4 and 5.

Provide information on the intended use of the existing potable well that will be in the northern section of proposed lot 4, as two wells will exist on this lot. This existing well is situated in delineated wetlands.

Proof that potable water is available in sufficient quality and quantity on the proposed lots will be required.

Contact the health department at (609) 844-7089 if there are any questions.

RECEIVED


Keith Levine, Health Officer

DEC - 6 2021

ENGINEERING DEPT.

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Michael Rodgers, Construction Official
Edward Tencza, Public Safety Coordinating Committee
Environmental Resources Committee
Shade Tree Advisory Committee
Keith Levine, Health Officer
Edwin Schmierer, Planning Board Attorney

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Minor Subdivision Application No. S-3/19
Barnwelle, 243 Carter Road (Poe Road)
Tax Map Page 72.05, Block 7201, Lots 4, 5 and 6

DATE: November 22, 2021

Attached are the following documents with regard to the above-referenced minor subdivision application to consolidate existing Block 7201, Lots 4, 5 and 6 and create two (2) new lots; one lot will contain the existing residence and one new building lot:

- Application No. S-3/19
- Checklist Waiver Request, dated November 11, 2021
- Cover Sheet, Sheet 1 of 7, revision dated October 1, 2021
- Minor Subdivision Plat, Sheet 2 of 7, revision dated October 1, 2021
- Minor Subdivision Plan, Sheet 3 of 7, revision dated October 1, 2021
- Grading & Utility Plan, Sheet 4 of 7, revision dated October 1, 2021
- Soil Erosion & Sediment Control Plan, Sheet 5 of 7, revision dated October 1, 2021
(reviewed by Engineering Only)
- Sight Distance Plan View and Profiles, Sheet 6 of 7, revision dated October 1, 2021
- Construction Details, Sheet 7 of 7, revision dated October 1, 2021

This application is scheduled for review by the Planning Board at the meeting to be held Monday, December 20, 2021.

Please review these documents and submit your report to this office as soon as possible, but **no later than Friday, December 10, 2021** so that reports may be provided to the applicant and Board members prior to the meeting.

SJS

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Attachments





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: December 10, 2021
Re: 243 Carter Rd
Minor Site Plan-Preliminary & Final Approval Application No. S-3/19
Tax Map Page 72.05, Block 7201 Lots 4, 5, 6

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

Applicant seeks to combine three lots and then divide into two, proposing two single-family residences in an EP-2 Zone. Property runs along Stony Brook, a **C1 stream** and a **tributary**. Sections of property are in *Flood Hazard Zones, Wetlands, and Well Head Protection areas*. Most of property is an “*Ecological Flood Plain*” and all of property is with a *TMDL (Total Maximum Daily Load)* area.

SUGGESTIONS

WETLANDS, ECOLOGICAL FLOOD PLAINⁱ

Given the location of the property and expected patterns of precipitation, in addition to the conditions within the DEP Permitting and Lawrence Township Tree Ordinances, we recommend increasing the number of trees and vegetation, as well as non-removal of trees (particularly in the rear of Lot 5), to support stormwater mitigation.

C1 STREAM, TMDL: GREEN INFRASTRUCTURE

To protect water quality, as well as provide additional stormwater mitigation, while not required, we recommend additional Green Infrastructure.

LIGHTING

Lighting is impactful especially to insect and bird health, including the **Indiana bat (*Myotis sodalis*)**, a Federally-listed endangered species found here. Per the *International Dark Sky Association*, lighting should:

- A.) Only be on when needed. B.) Only light the area that needs it. C.) Be no brighter than necessary. D.) Be fully shielded. E.) Minimize blue light emissions. Use “warm-white” or filtered LEDs (CCT \leq 3000 K; S/P ratio \leq 1.2).

ⁱ Using the Active River Area (ARA) conservation framework developed by The Nature Conservancy.