

Township of Lawrence
Mercer County NJ
Department of Community Development
Land Use Application Master Checklist

Name of Applicant: COSTCO WHOLESAL

Block No. 4202 **Lot No(s)** 1.03

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

- 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 type="checkbox"/> Site Plan, Final Major | N/A |
| <input type="checkbox"/> Subdivision, Minor | N/A |
| <input checked="" 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>
Site Plan	1
Subdivision Plan	1
Form G-1	1
Form C-1	1
IRS form W-9.	1

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

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name Costco Wholesale Phone 703.406.6842
Address 999 Lake Drive Fax 703.406.6835
Issaquah, WA 98027 Email john@adc-consulting.net

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

Name _____ Phone _____
Address _____ Fax _____
_____ Email _____

3. Attorney (where applicable):

Name n/a Phone _____
Address _____ Fax _____
_____ Email _____

4. Engineer (where applicable):

Name Phillip Pryor Phone 703.430.4330
Address 22375 Broderick Drive, STE 110 Fax 703.430.4330
Sterling, VA 20166 Email phillip.pryor@collierseng.com

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.

6. Location of Land:

Lot No(s) 1.03 Block(s) 4202 Tax Map Pg(s) 42.03
Street(s) Quakerbridge Road

7. Zoning designation of parcel (see Zoning Map): HC (Commercial Highway)

8. Name of proposed development: Costco Parking lot expansion

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 Costco Wholesale Corporation
By: Margaret McCulla Date 10/9/23

(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 Princeton Office Park LP
By United States Land Resources LP GP
By United States Realty Resources Inc GP Date 1/30/24
By _____
(Print or type name)
Laurence S. Berger, Pres

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 Costco Wholesale Corporation
By: Margaret McCulla Date 10/9/23

(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 _____

(Print or type name)

February 1, 2024

James Parvesse
Lawrence Township Planning Board
2207 Lawrenceville Road
Lawrenceville, NJ 08648

Costco of Lawrence
Colliers Engineering & Design Project No. 2301985A

Dear Mr. Parvesse

Enclosed for your review and approval are the expansion plans for the Costco parking lot at 4100 Quaker Bridge Road, Lawrence Township, Mercer County, NJ. According to Mercer County GIS, the site is zoned HC, Highway Commercial District, located southwest of Route 533 and Avalon Way intersection. The project aims to redevelop existing out parcels, increasing impervious surface by approximately 1.25 acres within the project's limits of disturbance (LOD).

The development, confined to the north of the existing Costco fuel facility, includes adding 152 parking spaces, constructing an underground conveyance system, installing an RRFB pedestrian crossing, and updating nearby curbs for the expanded parking area.

The proposed improvements necessitate minor adjustments to existing drainage patterns, directing runoff through a new underground system to an existing retention system, ensuring compliance with stormwater management standards. The existing facilities, designed to manage up to the 100-year storm and treat the 10-year storm with a Jellyfish BMP system, remain adequate for the expanded site, adhering to county and state stormwater regulations.

No additional stormwater quality or quantity management structures are proposed, as the existing infrastructure was designed to accommodate development needs, maintaining regulatory compliance.

We appreciate your consideration and are available for any inquiries.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)

Jose Castelar,
Senior Project Engineer

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March 12, 2024

James Parvesse
Lawrence Township Planning Board
2207 Lawrenceville Road
Lawrenceville, NJ 08648

Costco of Lawrence – Parking Expansion
Colliers Engineering & Design Project No. 2301985A

Dear Mr. Parvesse

We are in receipt of the Completeness Review Letter in connection with the Costco Parking Lot Expansion, located at 4100 Quaker Bridge Road, Lawrence Township, Mercer County, NJ.

As the proposed development does not increase building square footage, it is the applicants request to waive the Environmental Impact Statement, Community Impact Statement and Circulation Impact Study in connection with the site plan request.

The proposed development is limited to existing pad sites previously developed under SP-7/13, titled Costco Project, 4100 Quakerbridge Road. These pad sites are vacant and have no environmental aspects associated with them. These pad sites were designed to account for future imperviousness in mind and utility stubs were constructed under the previous plan for future development.

We appreciate your consideration and assistance scheduling this matter before the planning board at your earliest convenience.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



Phillip Pryor,
Senior Project Manager