

Applicant Dennis & Laura Waters

Appl. No. 5-3/22

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	7/27/22	8/18/22			
b. Professional Planner	7/27/22	8/26/22			
c. Traffic Consultant					
d. Construction Official	7/27/22	7/28/22			
e. Shade Tree Advisory Comm.	7/27/22	8/22/22			
f. Health Officer	7/27/22	8/2/22			
g. Tax Collector	7/27/22	7/28/22			
h. Public Safety	7/27/22	8/30/22			
i. Environ. Res. Committee	7/27/22	8/30/22			
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-3/22
Dennis & Laura Waters, 37 West Long Drive
Tax Map Page 28.04, Block 2801, Lot 12.01

DATE: August 18, 2022

General:

The applicant has requested minor subdivision approval to subdivide existing Block 2801, Lot 12.01 into two conforming building lots. Both lots will meet R-1 Zone requirements and no variances appear to be necessary. Several waivers have been requested because there is no development proposed at this time. We have no objection to approval of the waivers; however, any future development must comply with applicable standards.

For the Board's information, this property was originally subdivided into two lots in 2011 (Daniel Doherty application). The subsequent property owner consolidated the parcels in 2014.

Detailed Report:

1. The existing dwelling will retain the Lot 12.01 designation; the new vacant lot will be Lot 12.02 with street address 35 West Long Drive. This information shall be included in the new lot deed.

In addition, the following items shall be included:

- a. A street opening permit will be required for all work performed in the street.
 - b. New impervious coverage is limited to ¼ acre (10,590 sf) per §522.F.9. of the Lawrence Township Land Use Ordinance.
 - c. Future development shall conform to all Township requirements. At the time of plot plan review, stormwater management plans and details, infiltration testing, tree information and architectural plans will be required.
2. A conceptual development plan has been provided which shows feasibility level information. The future plot plan shall provide appropriate additional information in accordance with the Plot Plan Checklist.
 3. The Minor Subdivision Notes shall be added to the plan, attached.
 4. The Engineering Department must inspect the pins prior to signing new lot deeds. The applicant's engineer shall notify this office when the pins are flagged.
 5. Availability of service letters are required from Ewing-Lawrence Sewerage Authority and N.J. American Water Company.

6. Mercer County Planning Board approval is required.
7. The above items shall be completed prior to signing new lot deeds.

SJS
g:\engineering\waters\review.doc

Documents Reviewed:

- Application No. S-3/22
- Plan of Survey, Sheet 1 of 1, revision dated July 1, 2022
- Key Map & Cover Sheet, Sheet 1 of 3, revision dated July 1, 2022
- Minor Subdivision, Sheet 2 of 3, revision dated July 1, 2022
- Minor Subdivision Detail, Sheet 3 of 3, revision dated July 1, 2022

**GENERAL NOTES FOR
MINOR SUBDIVISIONS**

1. Prior to issuance of a building permit, a plot plan prepared by a licensed New Jersey Professional Engineer shall be submitted to the Engineering Department for review and approval.
2. Prior to issuance of a Certificate of Occupancy, an as-built plan prepared by a licensed New Jersey Land Surveyor shall be submitted to the Engineering Department for review and approval.
3. If a sump pump is installed, it shall be connected to the underground storm sewer system unless the Municipal Engineer approves an alternate location.
4. All new utilities shall be installed underground.
5. A paved or concrete driveway apron is required.
6. A street opening permit is required for all work performed in the street. Engineering Department inspection is required for all improvements in the right-of-way.
7. Tree protection is required for all existing trees to remain.
8. the sight triangle area at the driveway will be inspected prior to issuance of a Certificate of Occupancy. If directed by the Municipal Engineer, selective clearing shall be performed to provide proper sight distance.
9. Property corner pins must be set and field verified by the Engineering Department. Bonding may be submitted in lieu of setting of corner pins to allow final approval and stamping of the plan.



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 *EMM*
Brett Harris, PP AICP *BH*

Re: **Waters Subdivision**
Minor Subdivision Application
Block 2801 Lot 12.01
37 West Long Drive
R-1 Residential Zoning District

Date: August 26, 2022

1.0 Project Overview

- 1.1** The Applicant is requesting minor subdivision approval to subdivide Block 2801 Lot 12.01, resulting in two conforming lots, Lot 12.011 and Lot 12.012.
- 1.2** Proposed Lot 12.011 is proposed with an area of 53,369 square feet (1.2252-acres), contains the existing single-family home, with no environmental constraints and consists of the western portion of the existing lot.
- 1.3** Proposed Lot 12.012 is proposed with an area of 46,083 square feet (1.0579-acres), contains a wooded area with no environmental constraints and consists of the eastern portion of the existing Lot 12.01
- 1.4** No variances or design waivers are requested as part of the application.

2.0 Site & Surrounding Area

- 2.1** The site is located in a residential neighborhood, with single-family residential uses in the R-1 District to the north, east and west. The residential neighborhood can be characterized by narrow two-way streets, with no street parking, and no sidewalks.
- 2.2** Directly adjacent to the south of the site is the Rider University Campus in the EGI (Education, Government & Institutions) Zoning District. On Rider's campus, adjacent to the subject property, is a surface parking lot and sorority/fraternity dormitories.



3.0 Variances and Exceptions

- 3.1** The subject site is located within the R-1 Residential 1 Zoning District. The purpose of the Residential 1 district is to provide for low density single family detached housing on lots of one acre or larger, or in cluster developments on smaller lots.
- 3.2** The Applicant does not require bulk variance relief from the R-1 District standards. Please see the following table for additional detail.

R-4 District Standards (§403)					
	Required	Existing Lot 12.01	Proposed Lot 12.011	Proposed Lot 12.012	Variance?
Min. Lot Area	43,560 SF	99,452 SF	53,369 SF	46,083 SF	No
Min. Lot Frontage	175 feet	442.22 feet	224.91 feet	207.39 feet	No
Min. Side Yard	35 feet	110.2 feet	55.3 feet	-	No
Min. Front Yard	50 feet	59.6 feet	59.6 feet	-	No
Min. Rear Yard	50 feet	102.5 feet	102.5 feet	-	No
Max. Impervious Surface Ratio	.35	.051	.051	-	No
Min. Usable Yard	20%	20%	20%	20%	No
Max. Building Height	35 feet	31 feet	31.02 feet	-	No
Side/Rear Yard Setback (Accessory Structures)	15 feet	-	-	-	No

- 3.3** The impervious surface ratio calculation for the proposed Lot 12.011 should be updated to incorporate the smaller lot size. The proposed impervious surface ratio for Lot 12.011 is depicted as .051, which is the ratio of the existing Lot 12.01.

4.0 Subdivision Plan Comments

- 4.1** Street trees are required in accordance with §525.C.2. It appears several mature trees exist along the frontages of each proposed lot. Testimony should be provided regarding the preservation of existing trees, particularly on the proposed Lot 12.012.



4.2 In §504 of the Township's Land Use Ordinance, Table 5.1 states one sidewalk or graded area is required for street types with low intensity residential access. Sidewalks do not exist in this neighborhood, including along the W Long Drive frontage. The applicant is not proposing sidewalks.

5.0 Materials Reviewed

5.1 Application and supporting documents.

5.2 Minor Subdivision Plans consisting of 4 sheets, prepared by Princeton Junction Engineering, PC., dated May 20, 2022, last revised July 1, 2022.

6.0 Applicant Team

6.1 Applicant & Owner: Dennis and Laura Waters, 4 Ivy Glen Lane Lawrenceville NJ 08648 609-924-5922 dpwaters@gmail.com

6.2 Attorney: Gary R. Backinoff P.C. 34 Franklin Corner Road Lawrenceville, NJ 08648 grb@backinoff.com

6.3 Engineer: Princeton Junction Engineering, Frank Falcone 53 North Post Road PO Box 610 Princeton Junction, NJ 08550 609-799-1906

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

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Subdivision Application No. S-3/22
Dennis & Laura Waters, 37 West Long Drive
Tax Map Page 28.04, Block 2801, Lot 12.01

DATE: July 27, 2022

Attached are the following documents with regard to the above-referenced minor subdivision application:

- Application No. S-3/22
- Plan of Survey, Sheet 1 of 1, revision dated July 1, 2022
- Key Map & Cover Sheet, Sheet 1 of 3, revision dated July 1, 2022
- Minor Subdivision, Sheet 2 of 3, revision dated July 1, 2022
- Minor Subdivision Detail, Sheet 3 of 3, revision dated July 1, 2022

This application is scheduled for review by the Planning Board at the meeting to be held Monday, September 19, 2022.

Please review these documents and submit your report to this office as soon as possible, but **no later than Tuesday, August 30, 2022** so that reports may be provided to the applicant and Board members prior to the meeting.

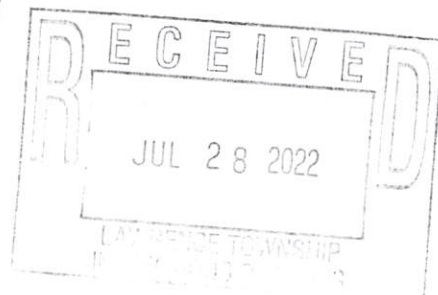
SJS

g:\engineering\waters, dennis & laura\document distribution.doc

Attachments

cc: Edwin Schmierer, Planning Board Attorney (w/atts.)

No Bldg Comments MR 7/28/22
No Fire Comments GU 07/28/2022
NO PUBC Comments 7/28/22 JJS
NO ELECTRIC COMMENTS 7/28/2022 JJS



TOWNSHIP OF LAWRENCE

P.O. Box 6006
Lawrenceville, New Jersey 08648

Department of Community Development
609-844-7087

Lawrence Township Shade Tree Advisory Committee

37 West Long Drive, minor subdivision application, Dennis & Laura Waters
August 22, 2022 meeting

Committee members David Bosted (chair), Mike Powers and Pam Mount contributed to this report.

We have reviewed the plans for 37 West Long Drive. **There were no objections to this minor subdivision and construction.** Many large trees will remain even after the proposed construction. The remaining trees will have improved access to light and groundwater.

Respectfully submitted
David Bosted, STAC Chair

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

Date: August 2, 2022
To: James Parvesse, 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 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>Minor Subdivision</u>

PROJECT NAME: Minor Subdivision Appln # S-3/22

LOCATION: 37 West Long Drive

BLOCK: 2801 LOT # 12.01 PR# _____

OWNER: Dennis & Laura Waters Phone: 609-924-5922

ENGINEER/ARCHITECT: Princeton Jctn. Eng.

ADDRESS: 53 North Post Road PO Box 610
Princeton Junction, NJ 08550 PHONE: 609-799-1906

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

Provide will serve letter from Ewing Lawrence Sewer Authority (ELSA).
Provide will serve letter from water purveyor, Aqua NJ.

RECEIVED

AUG - 2 2022

ENGINEERING DEPT.

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


Keith Levine, Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM: Susan Snook, Administrative Secretary *sp*
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: July 27, 2022

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

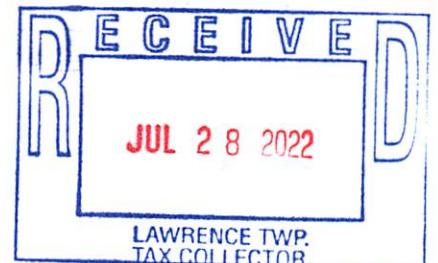
Application No(s):	S-3/22
Application Name:	Dennis & Laura Waters
Street Address:	37 West Long Drive
Tax Map Page(s):	28.04
Block:	2801
Lot(s):	12.01

Thank you for your anticipated assistance and response.

SJS
g:\engineering\tax request\waters.doc

*Taxes and sewer are current
as of 7/28/2022*

[Signature]
Tax Collector



taxes and some are current
as of 1/8/08

in collection



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

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Subdivision Application No. S-3/22
Dennis & Laura Waters, 37 West Long Drive
Tax Map Page 28.04, Block 2801, Lot 12.01

DATE: July 27, 2022

Attached are the following documents with regard to the above-referenced minor subdivision application:

- Application No. S-3/22
- Plan of Survey, Sheet 1 of 1, revision dated July 1, 2022
- Key Map & Cover Sheet, Sheet 1 of 3, revision dated July 1, 2022
- Minor Subdivision, Sheet 2 of 3, revision dated July 1, 2022
- Minor Subdivision Detail, Sheet 3 of 3, revision dated July 1, 2022

This application is scheduled for review by the Planning Board at the meeting to be held Monday, September 19, 2022.

Please review these documents and submit your report to this office as soon as possible, but **no later than Tuesday, August 30, 2022** so that reports may be provided to the applicant and Board members prior to the meeting.

SJS

g:\engineering\waters, dennis & laura\document distribution.doc

Attachments

cc: Edwin Schmierer, Planning Board Attorney (w/atts.)





To: Lawrence Township Planning Board
From: Environmental and Green Advisory Committee
Date: August 30, 2022
Re: 37 West Long Dr, Minor Subdivision
 Tax Map Lot 13.02, Block 2801, Sheet 28.04

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

This is a minor subdivision. Suggestions/Recommendations are in anticipation of development.

Suggestions/ Recommendations:

D&R Review Zone

The proposed lot seems to be in the *Delaware and Raritan Commission Review Zone B*, Little Shabakunk Sub-watershed, and development *may* require permitting.

Area of Special Concern

The back of the property is in SBH Piedmont Plains Landscape Project Rank 2, Special Concern category and is a breeding area for the Coopers Hawk. The area is approximately the back third of the property. Disturbance should be limited in this area (particularly March through July) and trees should be protected.

37 West Long Dr Cooper Hawk Breeding



8/28/2022, 11:36:38 AM

County Boundaries SBH - Piedmont Plains - Landscape Project
 Parcels Data (Block and Lot) Rank 2 - Special Concern

1:1,128
 0 0.01 0.01 0.02 mi
 0 0.01 0.02 0.04 km
 Map: Massanut

New Jersey Department of Environmental Protection
 NJDEP | NJDEP - Bureau of Energy and Sustainability, Edition 20190327 | NJDEP - Division of Fish and Wildlife (DFW), Office of Fish and Wildlife Information Systems | NJ Office of Information Technology, Office of GIS (NJOGIS)

Keystone Species and Tree Protection

There is a nice selection of mature native *keystone* species of deciduous trees, on the property. Most significantly are the Oaks (including a specimen Oak), which are our best carbon sequesters, watershed managers and biodiversity supports (includes over 400 species of Lepidoptera). Other important keystone species on the property are Maple, Hickory, and Cherry. There are a few Specimen trees on the property.

Keystone species are the 2x4s of our ecological house and the most important to protect. Trenching, paving, altering drainage patterns, and soil compaction near the root zones all injure trees. Oaks and Hickories happen to be very sensitive to root damage. Additionally, the critical root zone of Oaks, our number one keystone species, can extend far beyond the canopy of the tree. Symbiotic fungi as well as tree feeder roots essential for water and nutrient uptake, are in the upper 18-24 inches of soil and are most affected by soil compaction. Compaction decreases oxygen, water, and nutrient uptake, increases stormwater runoff, increases erosion, and diminishes the health of the tree. Diminished health leads to tree loss from the injury, stress leaves them vulnerable to pests and disease and unstable in storms.

It is recommended that special care be taken to limit the area of disturbance, ensure trees in the disturbance area are protected, and ensure no activity (including storage of materials, vehicle access, breake-time activity, etc.) happens in the no disturbance area. At a minimum, the Tree Protection Zone (TPZ) should be at least at the dripline, further out for Oaks and specimen trees, and indicated on the plot plans, properly cordoned off during construction, and no cuts (or activity or storage) should be made within the TPZ.

On the proposed back western swale of the dwelling, it seems it may be possible to extend the driveway grade just a bit further and down to contour of 98, thereby eliminating the need to dig out the 6 inches of soil to regrade for the contour of 97 currently indicated on the plans—this would limit the area of disturbance and better protect those trees from injury. It is unclear how far back the disturbance would be for the swale at the back eastern side of the dwelling, but it seems to encroach the back third the grove of trees and the area of Special Concern. It would be important to clarify on the plot plan. The lot is in an “Active River Area” the slope is to the back area. The healthy mature trees and additional trees and understory native vegetation can help with stormwater management.

The concern is that if the subdivision plans receive approval and if a later single-family home plot plan goes through an administrative review without rigorous grading and tree protection reviews, critical root zone protections might slip through the cracks and not make it onto the plot plans, thereby leading to the loss of valuable ecological services and biodiversity which could have been prevented. Injury to trees can take months or even years to kill the tree and the cumulative loss of trees across our community, especially the important older trees that are most efficient and valuable in terms of ecological service, effects the resiliency of our township.

Solar Siting

The developer or owner may like to know the greatest front portion of the property is in a preferred solar siting.