

Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: File

FROM: ~~DK~~ Brenda Kraemer, Assistant Municipal Engineer

SUBJECT: Bulk Variance Application No. ZB-4/21  
**Dr. Pankaj Mohan**, 3870 Princeton Pike  
Tax Map Pages 51.06 & 51.08, Block 5101, Lot 32.02

DATE: January 4, 2022

**General:**

The applicant has requested a variance to increase the impervious coverage at his residence, 3870 Princeton Pike (Block 5101, Lot 32.02). The lot parameters were approved as part of a subdivision in 2004 and individual stormwater facilities were required in conjunction with the dwelling construction. The lot contains a rain garden, porous pavers and a conventional detention basin. Stormwater runoff from the proposed addition will be directed to the basin.

Testimony shall be provided regarding the need for the variance and impacts to surrounding properties.

**Detailed Report:**

1. The following variance is required:

	<b>EP-2 Zone Permitted</b>	<b>Provided</b>
Maximum Impervious Surface	0.13	0.139

2. The applicant's engineer shall summarize the impact to the grading and drainage pattern. The impact on the detention basin shall also be discussed.

There are currently roof drainage pipes that outlet into the basin at the top of berm. Clarify whether additional roof piping will be installed.

3. An engineer's certification that all stormwater facilities on-site have been inspected and maintained is required prior to issuance of a building permit. If any maintenance is required, it shall be completed prior to issuance of a Certificate of Occupancy.
4. Silt fence is required along the proposed limit of disturbance to prevent silt and sediment in the detention basin. The silt fence shall be inspected by this office prior to issuance of a building permit.
5. Health Department approval is required for any septic system modifications.
6. The owner shall be aware that pool effluent must be directed to the basin during maintenance operations.

BK/sjs

g:engineering/dr. Pankaj Mohan/review #1.doc

**Documents Reviewed:**

- Letter from Saul Ewing Arnstein & Lehr, LLP, dated September 27, 2021
- Application No. ZB-4/21
- Cover Sheet, dated August 9, 2021
- Proposed Variance Plan, dated August 9, 2021
- As-built Topographic Survey, revision dated February 5, 2021
- Architectural Cover Sheet, Sheet A-O, dated September 11, 2021
- Area of Proposed Addition, Sheet A-1, dated September 11, 2021
- Existing Finished Basement, Sheet A-2, dated September 11, 2021
- Proposed First Floor, sheet A-3, dated September 11, 2021
- Pool Elevations, Sheet A-4, dated September 11, 2021
- Pool Rear / Addition, Sheet A-5, dated September 11, 2021