

Mr. James F. Parvesse, PE
Lawrence Township, New Jersey
Secretary to the Planning Board
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Lawrence Township, NJ 08648

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Date: August 17, 2026

Our Ref: 30219731

Subject: ELSA Fackler Road Pump Station / Minor Site Plan with Variance Application No. SP-05/26

Dear Mr. Parvesse:

The following letter is in response to the "Incomplete Letter" provided by the Township of Lawrence on July 6, 2026, regarding the minor site plan with variance application (No. SP-05/26) for the Ewing-Lawrence Sewerage Authority (ELSA) Fackler Road Pump Station Project (Project) located at 95 Fackler Road in Lawrence Township, New Jersey. The following responses are in the same order and number as provided in the initial Incomplete Letter.

1. A cover sheet and key map shall be provided (checklist item 7). A list of plan sheets shall also be provided.
 - a. Response: A cover sheet with an index has been provided in the drawing set resubmission. A key map has been provided in the application documents.
2. Signature block shall be added (checklist item 11).
 - a. Response: The signature block has been added to the drawings in the resubmission.
3. Clarify whether a floodplain buffer variance is required for disturbance within 100' of the Shipetaukin Creek floodplain. If so, the chart on page B-1 of the application shall be revised.
 - a. Response: The entire parcel is located within the floodway and/or floodplain of the Shipetaukin Creek. Disturbance due to construction of the proposed pump station and demolition of the existing pump station will occur within 100' of the Shipetaukin Creek floodplain. The Applicant requests a floodplain buffer variance. The chart on page B-1 of the application has been revised to reflect this. See approved NJDEP Flood Hazard Area (FHA) and Freshwater Wetlands (FWW) permitting plans WF-101, W-102, WP-101, and WP-201 for detailed information regarding the floodplain and associated impacts as part of this resubmission.

4. Application and escrow fees shall be submitted as follows (checklist item 31):

	Application	Escrow
Bulk Variance	\$250.00	\$4,000.00
Minor Site Plan	<u>\$400.00</u>	<u>\$2,000.00</u>
	\$650.00	\$6,000.00

- a. *Response: The Applicant will further discuss the requested fees separately with the Township. It is our understanding that the fees will be waived for ELSA.*
5. Property owners, existing land uses and lot lines of all parcels within 200' shall be added (checklist item 32).
- a. *Response: A figure has been created and provided that presents the property owners, land uses, and lot lines within 200' of the Fackler Road Pump Station at 95 Fackler Road in Lawrence, NJ. This figure has been included in the resubmission.*
6. Floodplain information (checklist item 33) shall be added as discussed above. If applicable, stream encroachment shall be provided (checklist item 34).
- a. *Response: The Applicant requests that the approved NJDEP FHA permitting plans be accepted for checklist requirements #33 and #34. The NJDEP FHA permitting plans and report provide extensive information regarding the flood plain, wooded areas, and wetlands in conflict with the Project Area. See approved NJDEP FHA and FWW permitting plans WF-101, W-102, WP-101, and WP-201 for detailed information regarding the floodplain and associated impacts. These drawings have been included as part of this resubmission.*
7. The wetlands report shall be submitted (checklist item 35).
- a. *Response: The Freshwater Wetlands Permit Application Report as approved by NJDEP has been included as part of this resubmission.*
8. Drainage calculations shall be provided (checklist item 41).
- a. *Response: The Applicant requests a waiver from all drainage calculations due to the following criteria:*
- i. *Proposed limit of disturbance is 0.17 acres*
 - ii. *Impervious coverage decreases by 40 square feet (15.50% of lot coverage)*
 - iii. *Increase of flood storage (net cut) within floodway*
 - 1. *Floodway:*
 - a. *Existing Conditions: 73.920 CY of flood storage displacement*

- a. *Proposed Conditions: 10.029 CY of flood storage displacement*
 - c. *Increase of approximately 63.891 CY of flood storage due to existing structure demolition and regrading on site*
 - 2. *Flood Fringe:*
 - a. *Existing Conditions: 0.00 CY of flood storage displacement*
 - b. *Proposed Conditions: 2.069 CY of flood storage*
 - c. *Increase of approximately 2.069 CY of flood storage due to regrading in flood fringe*
- iv. *The natural drainage of the area is to remain the same as existing conditions. Topography will be sloped as currently occurs at the site. Surface waters will continue to drain to nearby Shipetaukin Creek.*

The net-fill analysis has been included as part of this resubmission. These documents have been granted approval during the NJDEP FHA and FWW permitting process. The impervious coverage and limit of disturbance is provided in the zoning drawings provided as part of the submission.

9. Lighting and landscaping shall be addressed (checklist items 50 and 51).
 - a. Response:
 - i. *Lighting*
 1. *The only exterior lights proposed for the project are exterior-mounted lights on each exterior wall of the Pump Station Building. These lights are for maintenance and access scenarios when it is dark. See lights on electrical drawing E-FR-04 and architectural drawing A-FR-04 provided.*
 - ii. *Landscape*
 1. *Native grass, shrubs, and trees as required by NJDEP are to be restored per FHA and Wetland Permit. The site is planned to be restored with native grass mix in all existing maintained lawn areas (majority of site). However, additional restoration of approved trees and shrubs in impacted wetland transition areas will occur. See Planting Table on drawing C-FR-03 and NJDEP Freshwater Wetlands Permitting Plan WP-201.*
10. Contribution disclosure statements are required from the attorney, engineer and any other expert witnesses. A W-9 with an original signature is also required.
 - a. Response: *The contribution disclosure statements from the attorney and engineer have been provided along with a W-9 with the original signature as part of this resubmission.*

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Additionally, the soil erosion and sediment control plan and details have been removed from the resubmitted drawing set. Furthermore, due to the nature of the engineering drawings being 34"x22", the true half-size drawing size is 11"x17" which contradicts the request from the "Incomplete Letter".

Sincerely,
Arcadis U.S., Inc.



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Principal Engineer

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Enclosures:
Planning Board Application and Documents