

Applicant JP Property Development

Appl. No. 5-1/21

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	8/25/21	9/2/21			
b. Professional Planner	8/25/21	10/8/21			
c. Traffic Consultant	—	—			
d. Construction Official	8/25/21				
e. Shade Tree Advisory Comm.	8/25/21				
f. Health Officer	8/25/21	9/1/21			
g. Tax Collector	8/25/21	8/26/21			
h. Public Safety	8/25/21				
i. Environ. Res. Committee	8/25/21				
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. <u>Greg. Whitehead</u>	8/25/21				
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Minor Subdivision Application No. S-1/21
JP Property Development, Irwin Place
Tax Map Page 18, Block 1802, Lots 14 and 15

DATE: September 2, 2021

General:

The applicant has requested minor subdivision approval for three new single family dwelling building lots on the south side of Irwin Place. The existing one-story garage on the properties has been removed. The parcels are located in the R-4 Zone with public utilities available.

Additional grading and drainage information is required to be added to the plans to alleviate cross lot drainage. The applicant's engineer shall also demonstrate compliance with current stormwater ordinance requirements.

Detailed Report:

1.00 Site Layout

1.01 Existing Lots 14 and 15 will be consolidated and subdivided into three (3) conforming building lots. The existing garage, driveway and concrete walkways to adjacent properties have been or will be removed. Monitoring wells are shown near the building. The status of any environmental work shall be provided.

1.02 Public utilities are available to the lots; however, the developer should be aware that Irwin Place will be reconstructed as part of the 2022 Capital Road Program. All utilities must be extended prior to construction. There will be a five year road opening moratorium upon project completion.

1.03 The new lot addresses will be as follows:

Lot 14.01	47 Irwin Place
Lot 14.02	41 Irwin Place
Lot 14.03	37 Irwin Place

The new lot deeds will not be signed by the Township until the iron pin property corner markers have been set and inspected.

1.04 We note that a conceptual dwelling footprint has been shown on the Grading Plan but architectural plans were not submitted. Architectural review for compliance with §531 (Neighborhood compatibility) will be required at the plot plan phase.

1.05 The existing street trees along the frontage are shown to remain; however, there is proposed grading within the driplines that may impact the health of the tree, in particular on Lot 14.03. Re-grading and/or tree wells may be necessary as these trees are an important part of the Irwin Place streetscape and should be protected.

1.06 Sidewalk will be extended along the frontages of the new lots. Curb shall also be noted to be replaced as there are missing, tilted and crumbling sections.

1.07 The attached Minor Subdivision notes shall be added.

2.00 Grading and Stormwater Management

2.01 The grading plan does not comply with the Engineering Department checklist, copy attached. The plan shows cross lot drainage between the new lots and onto existing Lot 16 (29 Irwin Place). Substantial plan revisions are required. In addition to the above, the following shall be addressed:

- a. Driveway slope shall be provided (minimum 1.5%, maximum 4.0%).
- b. If there will be a basement, a proper sump pump outlet is required. The Township installed a sump pump collector system in Irwin Place several years ago in front of 27 Irwin Place and it shall be extended for the sump pump connections. The design shall be provided.
- c. Construction details are required.

2.02 The Township's Stormwater Control Ordinance 2399-21 applies to any project that will increase stormwater runoff by 1 cfs in the 100-year event. Generally impervious areas in excess of 4,000 sf will result in the need for stormwater management. Based on the information on the zoning chart, approximately 6,300 sf of new impervious area will be created. The applicant may take credit for existing impervious areas that will be removed but a calculation is required. We note that no decks, patios, etc. have been shown and these accessory structures will add impervious area. A reasonable allowance per lot shall be provided.

Typically, porous pavement driveways and/or individual drywells have been provided on residential lots to mitigate runoff. Any necessary stormwater improvements shall be shown on the plan.

3.00 Miscellaneous

3.01 Other permits / approvals:

- a. Mercer County Planning Board
- b. Ewing-Lawrence Sewerage Authority – availability of service
- c. Trenton Water Works – availability of service

3.02 The applicant shall indicate if existing features that appear to be encroaching from adjacent properties will be removed (block wall, 6' wood stockade fence on proposed Lots 14.02 and 14.03).

JFP/sjs

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Documents Reviewed:

- Letter from Stevens & Lee., PC, dated August 5, 2021
- Application No. S-1/21 with attached Narrative Statement
- Area Map, Sheet 1 of 3, dated June 5, 2021
- Survey Plat / Minor Subdivision, Sheet 2 of 3, dated June 6, 2021
- Plot Plan / Grading Plan, Sheet 3 of 3, dated June 5, 2021

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@kylemcmamus.com

To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP, LEED AP *EM*
Brett Harris, AICP *BH*

Re: **JP Property Development**
Minor Subdivision Application
Block 1802 Lots 14 & 15
Irwin Place
R-4 Residential 4 District
Application S-1/21

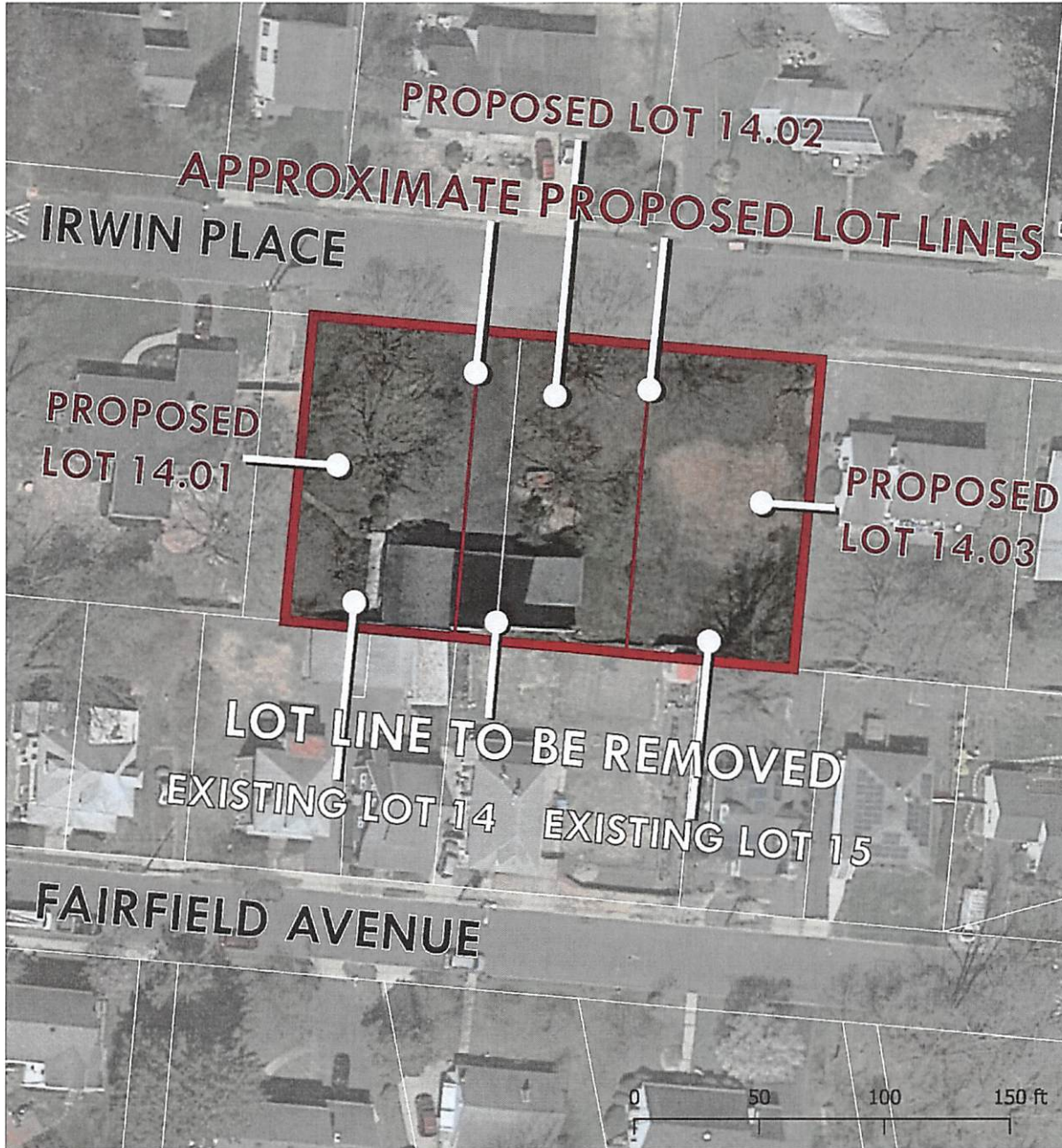
Date: October 8, 2021

1.0 Project Overview

- 1.1** The Applicant is requesting minor subdivision approval to subdivide Block 1802 Lots 14 and 15 into three conforming residential lots. The proposed lots include Lot 14.01, 14.02, and 14.03.
- 1.2** No variance or design waivers are requested as part of the application.

2.0 Site & Surrounding Area

- 2.1** This .58-acre property is located on Irwin Place in the middle of the block. Based on a review of Google Earth images, the subject property contained a 1-story structure that appears to have been a garage due to the multiple overhead doors and large front yard setback. There are currently no structures or improvements on the site with the exception of an existing gravel driveway.
- 2.2** The site is located in a residential neighborhood, with single-family residential uses in the R-4 District to the north, south, east and east. The site and surrounding areas can be seen on the following Aerial Map.





3.0 Variances and Exceptions

- 4.1** The subject site is located within the R-4 Residential 4 Zoning District. The R-4 District is permits single family detached dwellings on lots of 7,500 square feet or larger.
- 4.2** The Applicant does not require bulk variance relief from the R-4 District standards. Please see the following table for additional detail.

R-4 District Standards (§407)					
	Required	Proposed Lot 14.01	Proposed Lot 14.02	Proposed Lot 14.03	Variance?
Min. Lot Area	7,500 SF	8,133 SF	8,155 SF	8,246 SF	No
Min. Lot Frontage	60 feet	67.5 feet	67.5 feet	67.5 feet	No
Min. Front Yard	30 feet	35 feet	35 feet	35 feet	No
Min. Side Yard	10 feet	10.5 feet	10.5 feet	10.6 feet	No
Min. Rear Yard	35 feet	48.4 feet	48.7 feet	49 feet	No
Max. Impervious Surface Ratio	.6	.26	.26	.26	No
Min. Usable Yard	20%	100%	100%	100%	No
Max. SFLA	3,471 feet	+/- 2,475 feet	+/- 2,475 feet	+/- 2,475 feet	No



5.0 Subdivision Plan Comments

- 5.1 A detail for the proposed sidewalk should be provided.
- 5.2 A detail for the proposed block wall should be provided.
- 5.3 Street trees should be provided in accordance with §525.C.2. It appears that no street trees are currently proposed, testimony should be provided in this regard, or appropriate relief should be sought.
- 5.4 Several mature trees exist approximately 20 feet from the front property line. Testimony should be provided regarding the preservation of existing mature trees.
- 5.5 A tree protection zone, pursuant to §541E, should be depicted on the plot plan, along with any associated tree protection fencing.

6.0 Materials Reviewed

- 6.1 Application S-1/21
- 6.2 Letter from Stevens & Lee, PC, dated August 5, 2021.
- 6.3 *Area Map*, consisting of 1 sheet, prepared by Daniel M. Doran, PE PLS of William M. Doran & Sons dated June 5, 2021.
- 6.4 *Survey Plat/Minor Subdivision*, consisting of 1 sheet, prepared by Daniel M. Doran, PE PLS of William M. Doran & Sons dated June 5, 2021.
- 6.5 *Plot Plan/Grading Plan*, consisting of 1 sheet, prepared by Daniel M. Doran, PE PLS of William M. Doran & Sons dated June 5, 2021.

7.0 Applicant Team

- 7.1 Applicant: JP Property Development LLC, 42 Robbinsville-Edinburg Road, Robbinsville, NJ 08691
- 7.2 Owner: Irwin Place
- 7.3 Attorney: Ryan P. Kennedy, Esq. Steven & Lee 100 Lennox Drive Suite 200 Lawrenceville, NJ 08648
- 7.4 Engineer: William M. Doran & Sons, 939 Ridge Road Monmouth Junction, NJ 08852, wmdoranpels@gmail.com

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: September 1, 2021

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: JP Development Minor Subdivision Application #1/21

LOCATION: Irwin Place

BLOCK: 1802 LOT # 14 & 15 PR# _____

OWNER: JP Property Development, LLC Phone: 609-915-8204

ENGINEER/ARCHITECT: William M. Doran & Sons wmdoranpels@gmail.com

ADDRESS: 939 Ridge Road
Monmouth Junction, NJ 08852 PHONE: 609-430-0077

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:


Provide will serve letter from Ewing Lawrence Sewer Authority (ELSA).

Provide will serve letter from water purveyor, Trenton Water Works (TWW).

Provide information on the status of the two groundwater monitoring wells depicted on the Plat & Plot Plans.

Health Department records indicate potential tetrachlorethene groundwater contamination at this site.

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 *SS*
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: August 25, 2021

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

Application No(s):	S-1/21
Application Name:	JP Property Development
Street Address:	Irwin Place
Tax Map Page(s):	18
Block:	1802
Lot(s):	14, 15

Thank you for your anticipated assistance and response.

SJS
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*Taxes are current
There is no sewer 8/26/2021*

