

SP-7/23

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November 14, 2023

**VIA HAND DELIVERY**

Mr. James F. Parvesse, PE  
Secretary to the Lawrence Township Planning Board  
Township of Lawrence  
PO Box 6006  
2207 Lawrenceville Road  
Lawrenceville, New Jersey 08648

**RE: Application of The Trustees of the Lawrenceville School  
Preliminary and Final Major Site Plan Approval  
Campus Drive West Improvements  
Premises: Block 5801, Lot 1.02; EGI Zone  
Township of Lawrence**

Dear Mr. Parvesse:

This firm represents the Trustees of the Lawrenceville School (the "School"). Please accept the enclosed materials in support of the School's application for preliminary and final major site plan approval for improvements to its campus as described more fully in the enclosed Project Narrative.

The following materials are included in support of this application:

1. Completed Application Forms, including Submission Waiver Request, Contribution Disclosure Statements of the School and The Reynolds Group, Inc.;
2. Project Narrative;
3. List of Required Regulatory Permits and Approvals;
4. List of Requested Submission Waivers;
5. Site Plans entitled "The Lawrenceville School Campus Drive West Major Site Plan" prepared by The Reynolds Group, Inc., Sasaki, and LAM Partners, dated October 27, 2023; and

Troutman Pepper Hamilton Sanders LLP, a Georgia limited liability partnership  
Della C. Donahue, Partner-in-Charge, Princeton Office

164727556v1


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6. Stormwater Management Report entitled "Stormwater Impact Report for The Lawrenceville School Campus Drive West" prepared by The Reynolds Group, Inc., dated October 2023.

Please advise us of what materials are needed for Planning Board review and the amount due for the application fee and escrow deposit.

If you have any questions or require additional information, please do not hesitate to contact this office. Thank you for your assistance with this matter.

Very truly yours,

Handwritten signature of Thomas M. Letizia in blue ink, with the initials "AF" written below the signature.

THOMAS M. LETIZIA

TML/sf  
Enclosures

cc: The Lawrenceville School (w/out plans /via email)  
The Reynolds Group, Inc (w/out plans /via email)

**Township of Lawrence  
Mercer County NJ  
Department of Community Development**

**Land Use Application Master Checklist**

**Name of Applicant:** The Trustees of the Lawrenceville School

**Block No.** 5801 **Lot No(s)** 1.02

**Required for all applications:**

- General Information
- Certifications
- Taxpayer Identification number & certification

**Complete form:**

- Form G-1
- Form C-1
- IRS form W-9

**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 checked="" 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 checked="" type="checkbox"/> | Site Plan, Final Major                         | N/A       |
| <input type="checkbox"/>            | Subdivision, Minor                             | N/A       |
| <input 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>
<u>Site Plans prepared by The Reynolds Group Inc., Sasaki and Lam Partners</u>	
<u>Stormwater Impact Report prepared by The Reynolds Group</u>	

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

<u>Mitchel Ardman, PE, PP - The Reynolds Group 575 Route 28, Suite 110, Raritan, NJ 08869</u>

**Township of Lawrence**  
**Mercer County NJ**  
**Department of Community Development**

General Information

**1. Applicant:**

Name The Trustees of the Lawrenceville School Phone 609-895-2044  
Address PO Box 6126 Fax \_\_\_\_\_  
Lawrenceville, NJ 08648 Email pdevine@lawrenceville.org

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

Name same as applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
\_\_\_\_\_ Email \_\_\_\_\_

**3. Attorney (where applicable):**

Name Troutman Pepper - Thomas M. Letizia, Esq. Phone 609-951-4136  
Address 301 Carnegie Center, Suite 400 Fax 609-452-1147  
Princeton, NJ 08540 Email thomas.letizia@troutman.com

**4. Engineer (where applicable):**

Name Mitchel Ardman Phone 908-722-1500  
Address The Reynolds Group Inc Fax 908-722-7035  
575 Route 28, Suite 110 Email mardman@reynoldsggrp.com  
Raritan, NJ 08869

**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.**

\_\_\_\_\_  
The Applicant is a non-profit corporation. There are no owners of 10% or more of stock.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Location of Land:**

Lot No(s) 1.02 Block(s) 5801 Tax Map Pg(s) 58.03  
Street(s) Main Street (Rt 206),  
\_\_\_\_\_

**7. Zoning designation of parcel (see Zoning Map):**

EGI

**8. Name of proposed development:**

Campus Drive West Improvements

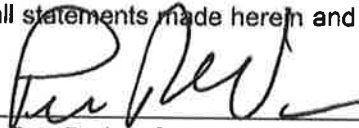
**Township of Lawrence  
Mercer County NJ  
Department of Community Development**

**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

  
By: Pete Devine, COO  
(Print or type name)

Date 11.13.2023

**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

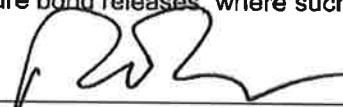
\_\_\_\_\_  
(Print or type name)

Date \_\_\_\_\_

**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


  
By: Pete Devine, COO  
(Print or type name)

Date 11.13.2023

**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

  
By: Pete Devine, COO  
(Print or type name)

Date 11.13.2023

**THE LAWRENCEVILLE SCHOOL**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION**  
**CAMPUS DRIVE WEST IMPROVEMENTS**

**PROJECT NARRATIVE**

The Lawrenceville School project that is the subject of this site plan application consists of a loop drive around the perimeter of the Campus. The project's key objective is to provide for vehicular circulation away from the campus 'core' to provide a more pedestrian friendly experience.

The School's existing north campus entry driveway at Route 206 was approved under a prior application and has been largely constructed and anticipated to be completed in 2024. A portion of the existing paved driveway between the Tsai Dining and Athletic Center (TDAC) and Woods Drive provides connection between easterly and westerly perimeter loop road. Upon completion of this proposed project, the campus loop road system and associated perimeter parking will promote pedestrian circulation and diminish vehicular traffic to the center of the campus.

This 'west' loop road will utilize the existing driveway connection on Route 206 that is located across Titus Ave. There will be no improvements within the DOT right-of-way. These improvements are consistent with The Lawrenceville School Master Plan.

The project also includes 'banked' parking for future use. Thos stalls are intended to be constructed as existing spaces in the Campus 'core' are eliminated.

**THE LAWRENCEVILLE SCHOOL  
SITE PLAN APPLICATION  
CAMPUS DRIVE WEST IMPROVEMENTS**

**REQUIRED APPROVALS**

The following approvals are anticipated to be required for this project:

Site Plan approval from the Lawrence Township Planning Board

Site Plan approval from the Mercer County Planning Board

Certificate of Approval from The Delaware and Raritan Canal  
Commission

Soil Disturbance (Erosion Control) approval from Lawrence  
Township

Historic Preservation Advisory Committee Approval

All proposed work is outside of wetlands and/or flood hazard areas.

No work in NJDOT right-of-way and no increase in daily trips to this site

**THE LAWRENCEVILLE SCHOOL  
SITE PLAN APPLICATION  
CAMPUS DRIVE WEST IMPROVEMENTS**

**SUBMISSION WAIVER REQUEST SUMMARY**

The Lawrenceville School requests waivers from the following submission requirements:

Solid Waste Management Plan, as the school intends to continue the existing programs for waste management including recyclables;

Environmental Impact Statement, as the environmental permits will be under the jurisdiction of the NJDEP.

Community Impact Statement, as the proposed improvements will not result in an increase in campus population or any increased need for municipal services; and

Circulation Impact Statement, as the application proposes a minor vehicular circulation change which should result in improved vehicular and pedestrian circulation.