

Applicant: The Trustees of Lawrenceville School - Campus Drive West Imp.

Appl. No.: SP-7/23

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	12/19/23	1/10/24			
b. Professional Planner	12/19/23	2/23/24			
c. Traffic Consultant	12/19/23	2/23/24			
d. Construction Official	12/19/23	12/21/23			
e. Shade Tree Advisory Comm.	12/19/23	2/23/24			
f. Health Officer	12/19/23	12/20/23			
g. Tax Collector	12/19/23	12/20/23			
h. Public Safety	12/19/23				
i. Environ. Res. Committee	12/19/23	3/8/23			
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: Preliminary & Final Major Site Plan Application SP-7/23
The Trustees of the Lawrenceville School – Campus Drive West Improvements
Main Str. (U.S. Route 206)
Tax Map 58.03, Block 5801, Lot 1.02

DATE: January 10, 2024

General:

The Lawrenceville School has requested preliminary and final site plan approval for construction of Campus Drive West Improvements. The project will involve construction of the westerly section of the perimeter loop road to further reduce vehicular traffic through the center of the campus. The easterly section of the road is currently under construction, scheduled for completion in 2024. The intent of the project is to promote and increase pedestrian circulation. Access will be maintained at the existing driveway on Route 206.

Two phases of construction are shown on the plans. Phase 1 will include construction of the roadway with Phase 2 improvements for banked parking areas to compensate for parking spaces that will be removed in the interior of the campus.

Our detailed report consists of technical items to be addressed by the applicant's engineer.

Detailed Report:

1.0 Site Layout

- 1.01 The overall campus is impacted by the floodplain of Tributary B to the Shipetaukin Creek. Per Section 431.J of the Land Use Ordinance, a 100' buffer to the 100-year floodplain is required. The applicant shall clarify if a buffer variance is needed for the project.
- 1.02 Provisions for electric vehicle charging stations and make-ready parking spaces shall be addressed.
- 1.03 The plans show the permanent alignment for the Lawrence Hopewell Trail through the campus. Wayfinding signage and "Share the Road", or other suitable markings, shall be provided as the proposed route utilizes the loop road, not an off-road pathway.
- 1.04 The width of the sidewalk adjacent to the parking spaces in the banked parking lot near the music center shall be 6'.
- 1.05 The applicant shall request a waiver from Section 530.N.2 which requires curbing on all access driveways and provide justification. Stormwater runoff into vegetated swales may be considered as a strategy for green infrastructure improvements.

2.00 Stormwater Management

- 2.01 Soil testing is required for all infiltration areas, including porous pavement, and shall be witnessed by the Engineering Department per Section 522.E.4. Although testing was performed, it was not witnessed as required. Due to the proposed soil replacement area in infiltration basin 1, additional testing shall be performed and witnessed to confirm the limits of replacement.
- 2.02 Swale details and typical cross sections shall be provided for the main swales shown on the plans. Stability calculations shall be provided.

- 2.03 Stormwater manhole 2 shall be relocated out of a pathway area.
- 2.04 Inlet 11 shall be shifted to avoid the dripline of the 14" tree to remain.
- 2.05 The Low Impact Development Checklist, Major Development Stormwater Summary Form and Operations and Maintenance Manual shall be submitted for review.

3.00 Miscellaneous

- 3.01 Grading information shall be provided for the perimeter pathway.
- 3.02 Lighting information shall be provided on Sheets L7-01 - L7-03 for the access driveway.
- 3.03 Minimum riprap stone size shall be 4".
- 3.04 The banked parking areas shall be included in the site Soil Disturbance Permit.
- 3.05 Bonding and inspection fees are required.
- 3.06 Other permits/approvals:
 - a. Delaware and Raritan Canal Commission
 - b. Mercer County Planning Board
 - c. Public Safety
 - d. Lawrence Township Soil Disturbance Permit (prior to construction)

JFP/jrt

M:\Planning Board\Applications\Lawrenceville School - Campus Improvements\Campus Drive West Improvements\Review #1

Documents Reviewed:

- Application No. SP-7/23 and Supporting Documents
- Site Plans, dated October 27, 2023
- Stormwater Management Report, dated October 2023



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

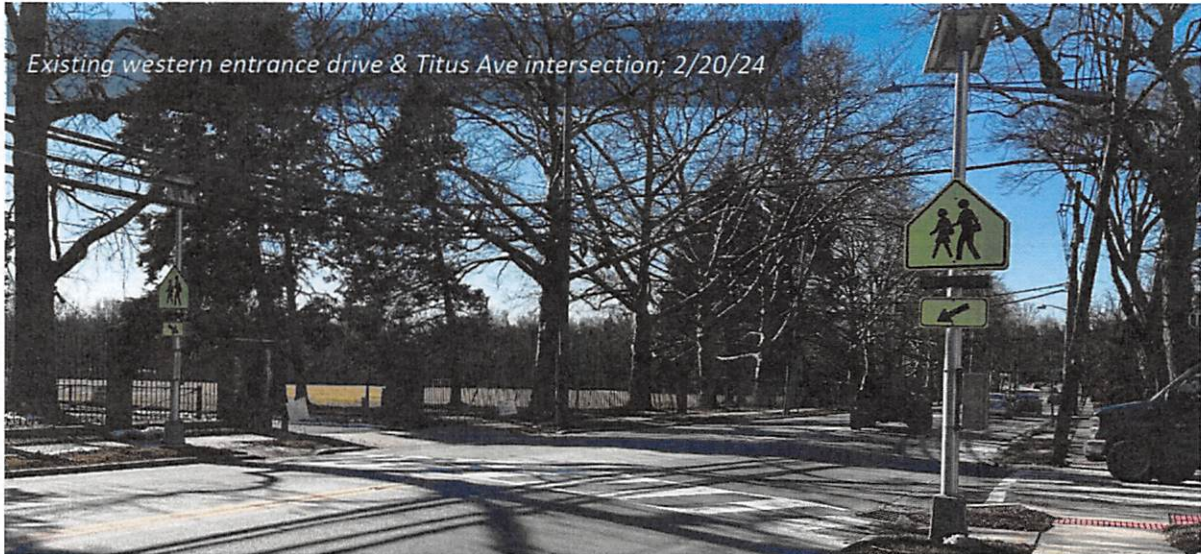
From: Elizabeth McManus, PP, AICP, LEED AP *EMM*
Brett Harris, PP, AICP *BH*

Re: **The Lawrenceville School**
Preliminary & Final Major Site Plan
Block 5801 Lot 1.02
2500 Main St, Lawrenceville, NJ
08648 EGI District
Application SP-7/23

Date: February 23, 2024

1.0 Introduction & Project Overview

- 1.1** The Applicant is requesting preliminary and final major site plan approval to expand and reconfigure an existing parking lot behind the Kirby Arts Center, construct two banked parking lots, and construct a portion of a loop drive around the western perimeter of the existing Lawrenceville School campus to provide a more pedestrian friendly experience within the site.
- 1.2** The proposed improvements utilize the existing curb cut and access point located along Main Street across from Titus Avenue.
- 1.3** Lot 1.02, is occupied by the Lawrenceville School and associated improvements, which include academic buildings such as classroom buildings, dormitories, a dining hall, recreation buildings, and sports fields.



2.0 Site & Surrounding Area

- 2.1** The subject property is located in Lawrenceville, on Main Street (Route 206), a significant corridor in the Township. The portion of the corridor known as Main Street, is the Township’s historic commercial core, with a mix of uses including commercial, residential, and educational uses. The built environment in this area is historic, walkable, and varies from the typical suburban built fabric found in the majority of the Township. There appears to be 4 access points from Main Street to the school campus, the proposed improvements are on the western most access drive.
- 2.2** The total area of the property is over 600-acres and it is located in the EGI District. The site is occupied by the Lawrenceville school a preparatory school for boarding and day students, which dates back over 200 years.
- 2.3** Commercial and residential uses in the NC-1 District and R-2B District exist to the north and west of the site.
- 2.4** Agriculture uses and a solar farm in the EP-2 District exist to the east of the site.
- 2.5** To the south of the site, is a mix of uses including residential uses in the R2-B District including senior housing in the SCR District, small scale office uses in the R2-B with PO Overlay, and a large office building complex for Bristol Meyers Squibb in the RD-2 District.



POLICY
PLANNING
DESIGN

LAWRENCEVILLE SCHOOL

BLOCK 5801 LOT 1.02

TOWNSHIP OF LAWRENCE MERCER COUNTY NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIN Mercer County Parcels 2023



3.0 Variances and Exceptions

- 3.1** The subject site is located within the EGI (Educational, Government & Institution), District. The EGI District is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality. The existing Lawrenceville School is permitted in the EGI District.
- 3.2** The Applicant does not require any new bulk variance relief from the EGI District standards. Please see the attached “c” variance criteria. Please see the following table for additional detail.

§426 EGI District Standards				
	Required	Existing	Proposed	Variance?
Min. Lot Area	5-acres	607.71	No Change	No
Min. Lot Frontage (Lawrenceville Rd)	300 feet	6580 feet	No Change	No
Min. Lot Width	300 feet	7250 feet	No Change	No
Min. Lot Depth	600 feet	3500 feet	No Change	No
<i>Min. Front Yard (Wayside House)</i>	<i>100 feet</i>	<i>11.3 feet</i>	<i>No Change</i>	<i>*Yes</i>
Min Front Yard (Lavino Field House)	100 feet	1550 feet	1418 feet	No
Min. Rear Yard	100 feet	N/A	N/A	No
Min. Side Yard (Wayside House)	100 feet	109.8 feet	No Change	No
Min. Side Yard (Lavino Field House)	100 feet	1265 feet	1275 feet	No
Min. Setback for Accessory Uses	75 feet	> 75 feet	> 75 feet	No
Max. Impervious Surface Ratio	.6	.079	.081	No
Max. Floor Area Ratio	.2	.047	No Change	-
Building Height of buildings within 500 feet of tract perimeter	50 feet	< 50 feet	No Change	No
Building Height of buildings in excess of 500 feet of tract perimeter	80 feet	33 feet	No Change	No
Parking	272 spaces	414 spaces	505 spaces	No

****Indicates Existing Non-Conformity***



4.0 Plan Comments

- 4.1** The Applicant should provide testimony regarding all proposed site improvements and demolition.
- 4.2** The Applicant indicates 143 banked parking spaces are proposed. Clarification should be provided regarding the factors that will trigger the construction of the banked parking spaces; this should include information about the existing campus core parking spaces that are intended to be eliminated.
- 4.3** Depending on the scope of work, we note for the Board, the Applicant may be eligible for a site plan waiver for the elimination of the campus core parking spaces.
- 4.4** Confirmation should be provided that the proposed impervious coverage includes the banked parking lots. Additionally, the Applicant, should confirm the connection to the Lawrence-Hopewell Trail is included in the impervious coverage calculation.
- 4.5** It appears that additional landscape plantings are necessary.
 - a. Per §525.L2, a minimum of 6 large/medium trees, 4 small or ornamental trees, and 60 shrubs per 100 lineal feet along the long axis of the landscape island are required.
 - b. Per §525.L3, parking areas shall be screened by a combination of berms, hedges, fences or walls, with a minimum planting height of 3 feet. Screening plantings are not proposed around the banked parking lots and should be provided. This is particularly important along the banked parking spaces nearest to Main Street.
 - c. Per §525.J., additional plantings around and within the stormwater basins should be provided. While specific planting requirements are provided in this section, it also states basin structures shall be designed to blend into the landscape in terms of construction materials, color, grading and planting.
- 4.6** Testimony should be provided regarding the proposed pedestrian circulation. The Applicant should provide a crosswalk connecting the banked parking to Hogate Hall.
- 4.7** Electric vehicle charging stalls or “make-ready” spaces are not depicted in the banked parking lots. The Applicant should demonstrate compliance with the State law.
- 4.8** The mounting height of the proposed light fixtures should be specified.
- 4.9** The footcandle values around the northernmost banked parking lot should be extended to the western property line, in order to evaluate any light spillage on Main Street.



5.0 Land Use Policy

5.1 The Applicant should provide testimony regarding the conformance with the Township's land use policy as outlined in the 1995 Master Plan, and subsequent reexamination reports, the various Master Plan Elements, and the Township's Land Use Ordinance.

5.2 The purpose of the EGI District is relevant to the development proposal:

"The Education, Government and Institutions (EGI) district is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality.

5.3 The following Goals from the 1995 Master Plan are relevant to the development proposal.

- General Goal *"Provide harmonious and efficient allocation and arrangements of land uses and protect property values in both Lawrence and surrounding municipalities."*
- Land Use Goal *"Foster a well balanced, diverse community with a mix a residential housing types, institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan development regulation are designed to minimize land use conflict and to reduce adverse impacts of development on other activities in the Township."*

6.0 Materials Reviewed

6.1 Application SP-7-23 and supporting materials

6.2 *Major Site Plans*, consisting of 38 sheets, prepared by The Reynolds Group Inc dated October 27, 2024.

7.0 Applicant Team

7.1 Applicant: The trustees of the Lawrenceville School PO Box 6126 Lawrenceville NJ 08648 609-895-2044 pdevine@lawrenceville.org

7.2 Attorney: Troutman Pepper – Thomas M. Letizia Esq. 301 Carnegie Center Suite 400 Princeton NJ 08540 609-951-4136 thomas.letizia@troutman.com

7.3 Engineer: Michael Ardman The Reynolds Group Inc 575 Route 28, Suite 110 Raritan NJ 08869 908-722-1500 mardman@reynoldsgroup.com



C (1) “HARDSHIP” VARIANCE – POSITIVE CRITERIA

The Board has the power to grant “c(1)” or “hardship” variances to permit relief from zoning regulations where a hardship to conformance exists (N.J.S.A. 40:55D-70c(1)). Proving the existence of the hardship is the so-called “positive criteria”.

In order to grant the variance, the Board must find that the strict application of the regulation for which relief has been requested would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property for one or more of the following reasons:

- by reason of exceptional narrowness, shallowness or shape of a specific piece of property,
- or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structure lawfully existing thereon,

It should be noted that the finding of the hardship must be for the specific property in question – it must be unique to the area. Note also that a hardship variance cannot be granted by a self-created hardship or personal hardship of the applicant. Additionally, finding of a hardship need not provide inutility – that the property cannot be developed without a variance.

C (2) “FLEXIBLE” VARIANCE – POSITIVE CRITERIA

The Board has the power to grant “c(2)” or “flexible” variances to permit relief from zoning regulations where an alternative proposal results in improved planning, as measured by the two below items (N.J.S.A. 40:55D-70c(2)). Proving the improved planning is the so-called “positive criteria”.

- One or more purposes of the Municipal Land Use Law would be advanced by the deviation, and
- the benefits of the deviation from the zoning ordinance requirements would substantially outweigh any detriment.

It should be noted that the finding of the benefits must be for the specific property in question – it must be unique to the area. The zoning benefits resulting from permitting the deviation(s) must be for the community and not merely for the private purposes of the owner. Benefits resulting the deviation(s) are not restricted to those directly obtained from permitting the deviation(s) at issue; permitting the deviation(s) can be considered in light of benefits resulting from the entire development proposed.



The following provides the purposes of the Municipal Land Use Law. Note that the Board should only consider those purposes of zoning that are relevant to the particular property and implicated by the variance relief sought.

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs;



- p. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites; and
- q. To ensure that the development of individual municipalities does not unnecessarily encroach upon military facilities or negatively impact the operation of military facilities, and to those ends, to encourage municipalities to collaborate with military facility commanders in planning and implementing appropriate land use controls, thereby improving the vitality of military facilities and protecting against their loss through the Base Realignment and Closure process or mission loss.

(C) 1 AND 2 VARIANCE – NEGATIVE CRITERIA

In addition to the positive criteria, the Board must also find that the requested relief meets both components of “negative criteria”.

1. The proposal will not create a “substantial detriment to the public good”; and
2. The proposal will not create a “substantial detriment to the zone plan and zoning ordinance”.

Note that the criteria are not “no detriment”, instead use of the term “substantial” indicates that the detriment must be significant. However, it should also be weighed against the benefit to the public good that is identified in the positive criteria. Essentially, the greater the benefits, or in the case of a (c) 1 variance the hardship, of a project, the greater the detriments must be to achieve the quality of being substantial.



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

Princeton Pike Corporate Center
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648
(609) 844-1111 • Fax (609) 844-9799

MEMORANDUM

DATE: February 23, 2024

TO: Lawrence Township Planning Board and Zoning Board of Adjustment

FROM: Quazi Masood, P.E., PTOE *qm*
William T. Dougherty, P.E., PTOE *wtd*
Traffic Consultant

SUBJECT: The Lawrenceville School - Campus Drive West Improvements
Major Site Plan – Preliminary & Final Major Site Plan Application SP-7/23
Planning Board Memorandum #1
Lawrence Township Mercer County, New Jersey
Tax Map Page 58.03, Block: 5801, Lot: 1.02

Document Received

We are in receipt of the following information for review pertaining to the submission of Bulk Variance Application and Preliminary and Final Site Plan Approval for The Lawrenceville School – Campus Drive West Improvements connecting to the main campus driveway located along US Route 206 across from the Titus Avenue intersection.

- One Transmittal Letter from James F. Parvese, Municipal Engineer (1 page) dated December 19, 2023, for reports due Friday, February 23, 2024.
- One Cover/Transmittal Letter from Troutman Pepper Hamilton Sanders, LLP (2 pages) dated December 15, 2023
- One Cover/Transmittal Letter from Troutman Papper Hamilton Sanders, LLP (2 pages) dated November 14, 2023
- One Township of Lawrence, Department of Community Development, Land Use Application Master Checklist (3 pages) filled out, signed and dated November 13, 2023
- One Project Narrative (1 page)
- One List of Required Approvals (1 page)
- One Submission Waiver Request Summary List (1 page)
- One bound set of Preliminary & Final Site Plans for The Lawrenceville School Campus Drive West Improvements (38 sheets), prepared by The Reynolds Group. dated October 27, 2023, last revised June 12, 2023.

Project Description

This Project consists of a loop drive around the perimeter of the Lawrenceville School campus. The project's key objective is to provide vehicular circulation away from the campus 'core' and provide a more pedestrian friendly experience.

Preliminary and Final Major Site Plan SP-7/23
The Lawrenceville School - Campus Drive West
Improvements - Planning Board Memorandum #1
Township of Lawrence, Mercer County, New Jersey
February 23, 2024
Page 2 of 4

The Lawrenceville School is located along US Route 206 (Main Street) within Block 5801, Lot 1.02 in EGI (Education Government & Institutions) Zone.

The School's existing North Campus 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 Tsai Dining and Athletic Center (TDAC) and Woods Drive provides connection between the 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 from Titus Avenue. There will be no improvement 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. These stalls are intended to be constructed as existing spaces in the Campus 'core' are eliminated.

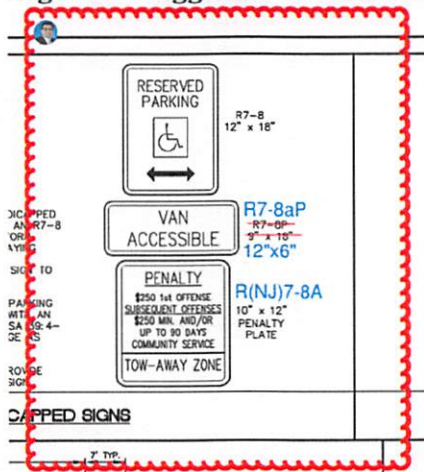
We offer the following comments.

Review Comments

Preliminary and Final Major Site Plans

1. The ADA Accessible Parking Sign Details on Sheet C7-01 (Sheet 35 of 38) require minor corrections/updates according to MUTCD new edition (dated December 2023).
 - a. The New Jersey Penalty Plate should be labeled as R(NJ)7-8A, which is missing in the plan (ref **Figure 1** below).
 - b. The Van Accessible Plaque label should be updated to "R7-8aP" not "R7-8P", and it should be MUTCD 11th Edition Standard 12" wide x 6" tall, not 18" wide by 9".

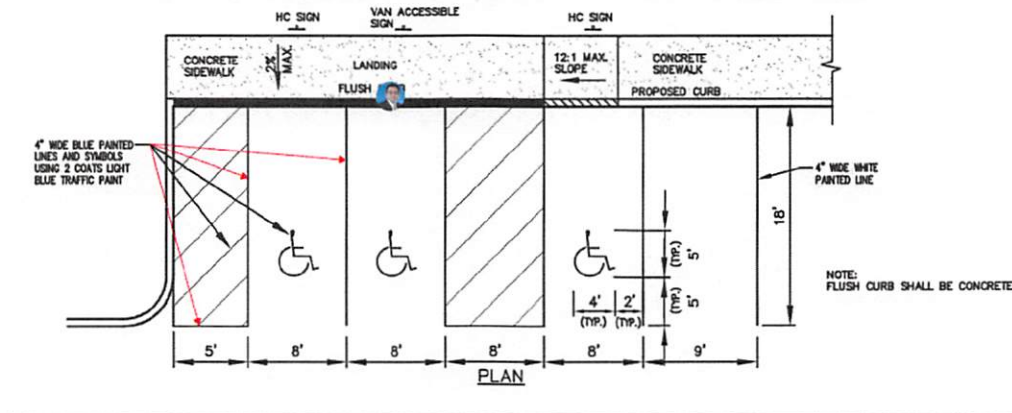
Figure 1: Suggested Corrections



Preliminary and Final Major Site Plan SP-7/23
The Lawrenceville School - Campus Drive West
Improvements - Planning Board Memorandum #1
Township of Lawrence, Mercer County, New Jersey
February 23, 2024
Page 3 of 4

- The ADA Accessible Parking Details should be corrected as shown in **Figure 2** below. The 4" wide blue parking lines should be used along all parking stall edges as well as the loading areas. A typical stall markup is shown with a red arrow in **Figure 2**.

Figure 2: Suggested Corrections in ADA Parking Spaces



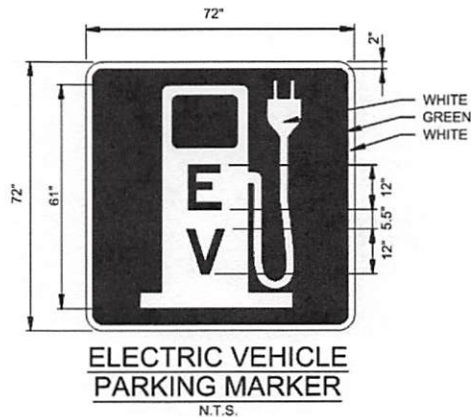
HANDICAPPED PARKING SPACES DETAIL

- According to the NJ State Law, the Electrical Vehicle Service/Supply Equipment or “make-ready” parking stalls should be provided in the proposed plans, which are missing in this submission. As such, the following sign (D9-11b) and pavement marking (PANYNJ standard detail TD50.09) as shown in **Figure 3** below.

Figure 3: EVSE Sign and Pavement Marking



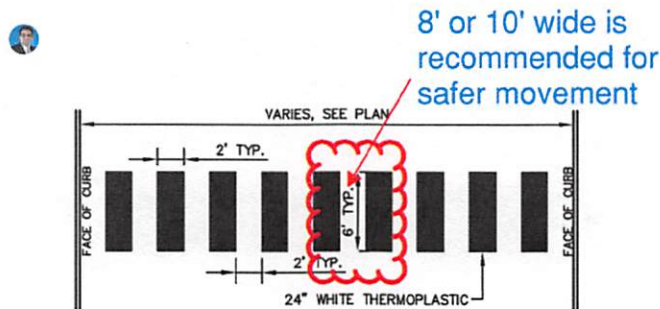
D9-11b
Electric Vehicle
Charging



Preliminary and Final Major Site Plan SP-7/23
The Lawrenceville School - Campus Drive West
Improvements - Planning Board Memorandum #1
Township of Lawrence, Mercer County, New Jersey
February 23, 2024
Page 4 of 4

4. We recommend that the crosswalk width shown in the plans should be revised to 8' or 10' wide instead of 6' wide as shown to make the movement safer, especially for the children (Ref Figure 4).

Figure 4: Recommended Crosswalk Width



5. Many of the banked parking lots do not include any ADA parking spaces. We request the Applicant to provide revised plan with appropriate number of ADA spaces marked on both regular and banked parking stalls as per the required ADA calculations with respect to overall total parking stall numbers.
6. The revised plans should include a vehicular circulation plan along the entire length of the proposed circular roadway for three vehicle types: Township Fire Truck, Trash Truck and SU-30.
7. The submitted plan set is missing STOP signs at some critical approaches and missing advance warning signs at several curve locations. Please provide proper signage locations along the entire route of the circular roadway.

This completes our comments at this time. Additional comments will be provided as this project moves forward.

CC: James Parvesse, P.E.
Brenda Kraemer, P.E.
Susan Snook
Thomas Letizia, thomas.letizia@troutman.com

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
Quazi Masood, Traffic Consultant
✓ James DeForte, 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: Preliminary & Final Major Site Plan Application SP-7/23
The Trustees of the Lawrenceville School – Campus Drive West Improvements
Main Str. (U.S. Route 206)
Tax Map 58.03, Block 5801, Lot 1.02

DATE: December 19, 2023

Attached are the documents listed below with regard to the referenced site plan application:

- Application No. SP-7/23 and Supporting Documents
- Site Plans, dated October 27, 2023
- Stormwater Management Report, dated October 2023 (Engineer & Environmental Resources only)

This application is scheduled for review by the Planning Board at the meeting to be held Monday, March 4, 2024. Please review these documents and submit your report to this office as soon as possible, but **no later than February 23, 2024**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRT

M:\Planning Board\Applications\Lawrenceville School - Campus Improvements\Campus Drive West Improvements\Distribution Letter

Attachments

NO PLBG Comments JD
NO ELECTRIC COMMENTS JD
NO Fire Comments
NO BLDG COMMENTS JM



TOWNSHIP OF LAWRENCE

P.O. Box 6006
Lawrenceville, New Jersey 08648

Department of Community Development
609-844-7087

REPORT

Lawrence Township Shade Tree Advisory Committee

Filed 2/23/2024 from January 22, 2024 meeting (fourth Monday of the month) 7 PM

Committee members David Bosted (chair), Ed Sproles, Ed Brzoza, Pam Mount, and Council liaison Chris Bobbitt contributed to this report.

The outdoor expansion plans for Campus Drive West at the Lawrenceville School were reviewed. The proposed changes include circulation and landscaping. **The plans are generally very good, however we have some concerns and recommendations.**

- **The proposal to plant tulip trees as shade trees around parking areas is unusual.** Often “well-drained soils” are recommended for tulip trees. These soils appear to be clay soils that are frequently wet. If any of these fast-growing trees are blown over after they grow to be large, there could be serious damage. Possibly some smaller trees could be mixed in, around the new parking areas. Also, “Swamp white oak” is a large tree but also a candidate because it is a water-loving tree that easily endures drought periods, without any problem. Swamp white oak retains some of its leaves when other trees drop their leaves (similar to beech trees) which adds winter interest.
- Some of the proposed tulip trees are shown as being located on very narrow planting strips in the parking areas. Wider planting strips should be used. **Planting strips for these large tulip trees should be “double-wide,”** in the sense of being at least two parking places wide (not just one space wide, or narrower).

Respectfully submitted, David Bosted, STAC Chair

RECEIVED

FEB 23 2024

ENGINEERING DEPT.

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

RECEIVED

DEC 20 2023

Date: December 20, 2023

ENGINEERING DEPT.

To: James Parvesse, P.E., Municipal Engineer

From: Keith Levine

REVIEW FOR:

- Building Permit
- Certificate of Occupancy
- Planning Board**
- Zoning Board
- Other: _____
- Food Establishment
- Sewage Disposal System
- Individual Water Supply
- Commercial Property
- Other: Major Site Plan Prelim & Final**

PROJECT NAME: Lawrenceville School Campus Drive West

LOCATION: Main St (US Route 206) Lawrenceville

BLOCK: 5801 LOT # 1.02 PR# SP 7/23

OWNER: Trustees of the Lawrenceville School Phone: 609-895-2044

ENGINEER/ARCHITECT: The Reynolds Group

ADDRESS: 575 Route 28, Suite 110 Raritan, NJ 08869 PHONE: 908-722-1550

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

No sanitary facilities proposed.

No water service proposed.

Construction and operational activities shall be in accordance with the Lawrence Township Noise Nuisance Ordinance and NJDEP Anti-idling regulations.


John R. Sullivan, REHS


Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM: Jennifer Thomas, Account Clerk *JT*
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: December 19, 2023

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

Application No(s): SP-7/23
Application Name: **The Lawrenceville School – Campus Drive West Improvements**
Street Address: Main Street
Tax Map Page(s): 58
Block: 5801
Lot(s): 1.02 *Qualifier X*

Thank you for your anticipated assistance and response.

JRT

M:\Planning Board\Applications\Lawrenceville School - Campus Improvements\Campus Drive West Improvements

*This block, lot & Qualifier are
tax exempt. The sewer is
current.*

[Signature]
Tax Collector



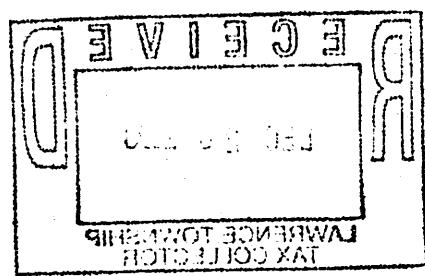
THE TOWNSHIP OF LAWRENCE

TO THE HONORABLE THE COMMISSIONER OF THE REVENUE
AND FINANCE DEPARTMENT
OTTAWA, ONTARIO

FOR THE PAYMENT OF TAXES
DUE ON THE PROPERTY OF
[Name of Property Owner]
[Address of Property]

AMOUNT PAID
[Amount]

DATE
[Date]





To: Lawrence Township Planning Board
From: Environmental and Green Advisory Committee (EGAC)
Date: March 8, 2024
Re: Lawrenceville School, Campus Drive, No SP-7/23

Per the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have reviewed the application materials provided to the Committee by the Township of Lawrence.

Overview

Road extension and parking adding 1.5 acres of impervious cover. The applicant is requesting a waiver of the *Environmental Impact Statement (EIS)* for the stated reason that the NJDEP is managing permits. The applicant also states no permits from DEP are required.

Suggestions/ Recommendations:

Can the applicant provide documentation from applicability determination regarding wetland delineation and Inland Flood Protection Regulation?

As the *Environmental Impact Statement* of the Lawrence Township Land Use Ordinance requires information regarding the impact on the municipality beyond permitting, and as there are relevant environmental impacts that are not addressed in other sections of the application, this information should be addressed to understand and mitigate the impact.

1. Environmental Impact Statement

“Impact. Discuss both the negative and positive and off-tract impacts. Indicate those negative impacts that are unavoidable. The specific concerns that shall be Land Use Ordinance Lawrence Township, Mercer County §800- 814 361 considered include, but are not limited to, the following: a. Flooding and flood plain impact. b. Impact on surface water and groundwater quality. c. Impact on the capacity to supply groundwater. d. Sewage disposal impacts. e. Alteration to existing vegetation and its impact on wildlife and wildlife habitats. f. Destruction or disturbance of cultural resources. g. Noise level impacts. h. Energy utilization. i. Blighting or improving effects on neighborhoods. 8. Alternatives. Alternatives to the arrangement of the proposed development shall be discussed. The board of jurisdiction shall reserve the right to require alternative arrangements of land, buildings, and infrastructure to determine a design of lesser impact.”

- a. **Wildlife.** Unique or rare wildlife habitats shall be identified. Where applicable, other data assembled regarding wildlife activity on the site shall also be mapped or described.

There are **Endangered, Proposed Endangered, and Threatened Species**, as well as **Birds of Conservation Concern** in the vicinity. Provide documentation to ensure action is not likely to jeopardize the continued existence of a listed species

and/or result in the destruction or adverse modification of critical habitat. A biological opinion includes conservation recommendations to further the recovery of listed species, and it also may include reasonable and prudent measures, as needed, to minimize any "take" of listed species.

- b. **Surface water.** Site runoff drains to important headwaters of the Shipetauken Creek and is approximately one mile upstream from an AMNNET monitoring site that is categorized as *severely* impaired for aquatic Biology General (macroinvertebrates). Between the development, the golf course, the solar farm, and the ag land, the overall picture for this stream is bleak. Without healthy headwaters, downstream water quality restoration is difficult to achieve.

Around and below the monitoring site is classified as "poor" water quality and is classified by Landscape Project as Rank 2 and 4 foraging and/or breeding habitat for the Great Blue Heron and Bald Eagle.

Suggestions for mitigating the impact of land disturbance and 1.5 acres of new impervious surface include: increasing riparian buffer areas, restoration of riparian buffer areas, enforcement of Soil Erosion and Sediment Controls, increasing capture of rainwater where it lands (e.g. more rain gardens, rain cisterns to capture roof runoff, planters to capture roof runoff and infiltrate into the ground), increase vegetation, stronger tree protections and enforcement of tree protection, reduce soil compaction, training for maintenance of trees (e.g. not mulching tree root flare, protect drip line, etc.)

- c. **Groundwater Supply.**
 - i. The entire campus is a **COMMUNITY Wellhead Protection Area**, which means this entire area of town is responsible for recharging its collective water supply within this subwatershed's headwaters. At a collective impervious cover greater than 70% in the Wellhead Protection Zone, there is potential to slowly deplete the area's groundwater levels.
 - ii. Regarding drinking water quality, certain activities should be controlled as there is infiltration into the water supply. Road salt, pesticides, and herbicides are difficult (as well as costly) to remove from the drinking supply and should be avoided. Suggestions include training for maintenance and updating maintenance guidance and procedures, using sand instead of road salt for deicing, using integrated pest management, etc. What is the update on the facility for PFAS?
- d. **Cultural and Historic Resources.** The campus has important cultural and historical resources including the landscape plan designed by Olmstead that includes important trees as well as guidance on integrating the natural and built environment, the Land Ethic connection to Leopold, and a mature grove of forest that is potentially impacted by the development. Can the applicant discuss this?
 - i. Has a letter of no interest been received by the NJ Office of Preservation?

- ii. **The Tree Inventory** listing species and caliper of trees to be removed is missing. Please provide. Of particular concern are specimen trees and trees of cultural and ecological service significance. The Landscape Plan indicates 67 trees between 2-3.5" caliper will be planted. The services (stormwater uptake, carbon sequestration, etc.) of a 3" caliper tree differ greatly from that of a mature tree. How was tree mitigation determined?

2. Stormwater Management

Precipitation data is being used for current rainfall, however, future rainfall per Inland Flood Protection is not used which will have an impact downstream in the future.

3. Lighting

Lighting detail is missing. Please provide details including manufacturer and model number. The concern is for adherence to Dark Skies International standards: fully shielded, on timer and/or on only when necessary, Correlated Color Temperature of 3000K.

4. Soil Erosion and Sediment Control

Standards have not been consistently enforced during the development that was approved previously. There have been erosion and sediment issues further contributing to the impaired stream. Please monitor and enforce standards.

5. Tree Protection and Soil Compaction

Tree protection and soil compaction standards have not been consistently enforced during the previously approved development. Please enforce.

6. Other

- a. Grading Plan Sheet L4-02 does not clearly show proposed contour lines and limit of grading.
- b. The details on sheet DA-2 are different and missing from the Drainage Map C4-01. Missing info needs to be on the Detail Sheet.
- c. Limit of Work is shown in DRCC lines, is this allowed?
- d. Indicates parking is "banked" but it appears it is phased rather than banked. If reserved or banked, is it just two rows or all the parking?