


REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	<u>4/4/22</u>	<u>5/24/22</u>			
b. Professional Planner	<u>4/4/22</u>	<u>5/26/22</u>			
c. Traffic Consultant	<u>4/4/22</u>	<u>5/26/22</u>			
d. Construction Official	<u>4/4/22</u>	<u>4/5/22</u>			
e. Shade Tree Advisory Comm.	<u>4/4/22</u>	<u>5/22</u>			
f. Health Officer	<u>4/4/22</u>	<u>4/7/22</u>			
g. Tax Collector	<u>4/4/22</u>	<u>4/4/22</u>			
h. Public Safety	<u>4/4/22</u>				
i. Environ. Res. Committee	<u>4/4/22</u>	<u>5/26/22</u>			
j. Mercer County Planning Bd.		<u>4/25/22</u>			
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: Major Site Plan – Preliminary & Final Approval Application No. SP-2/22
40 Enterprise, LLC, 40 Enterprise Avenue
Tax Map Page 6, block 601, Lots 1 – 8

DATE: May 24, 2022

General:

The applicant has requested preliminary and final site plan approval for development of a warehouse distribution center at 40 Enterprise Avenue. The proposal is in accordance with the goals and standards noted in the Redevelopment Plan adopted by the Planning Board in October 2021.

Our detailed report consists of technical items that should be addressed in testimony.

Detailed Report:

1.00 Site Layout

1.01 Access will be provided via two driveways on Enterprise Avenue. The westerly driveway, located in the City of Trenton, will provide access to the passenger car parking area. The driveway in the Lawrence Township section of the property will provide access to the loading docks and trailer storage areas. Both driveways will be linked by an emergency access stabilized driveway on the north site of the building.

The applicant shall provide testimony about the expected traffic distribution on adjacent roadways.

1.02 Hours of operation shall be discussed.

1.03 The Hamilton Township property adjacent to the Lawrence Township development is in common ownership with 40 Enterprise Avenue, LLC. During field inspection, it was noted that the curb and sidewalk in the right-of-way area is deteriorated and in need of replacement for proper accessibility to Assunpink Boulevard. We recommend extending the frontage repairs along the Hamilton Township property, with accompanying trees, to continue the improvements and enhance the streetscape.

1.04 The lots in Lawrence Township shall be consolidated. The new lot number will be Lot 1.01. A deed shall be recorded with the Mercer County Clerk's Office.

1.05 Employee transit and carpool options shall be discussed, including whether an on-site shelter has been considered. The applicant shall provide testimony regarding the need for on-site bicycle parking.

1.06 The feasibility of incorporating solar roof panels shall be discussed. At a minimum, we recommend the roof design support future installation per the Redevelopment Plan guidelines.

1.07 The status of the site remediation shall be provided in testimony.

2.00 Stormwater Management

2.01 The existing site is predominantly covered with impervious surfaces. In addition, there have been fuel spills and the potential for groundwater impacts from previous uses. Stormwater management for the proposed improvements has been based on these factors.

2.02 The plans show an infiltration basin on the west side of the new passenger parking area. Soil testing was performed; however, it was not witnessed as required per §522.E.4 of the Lawrence Township Land Use Ordinance. A waiver is not recommended. Due to soil compositions in the township and the infiltration feature, it is critical to review the proposed location in the field. The testing requirement may be imposed at the construction phase if the applicant acknowledges that any modifications required by the Engineering Department as a result of updated testing will be incorporated as a field revision. This testing is required prior to issuance of a building permit.

Note that the drainage area to the facility shall be limited to 2.5 acres.

2.03 Roof drainage piping and connections to the storm sewer system shall be shown on the plans.

2.04 Pipe profiles are required per Table 8.2, Item 42. The 100-year flood elevation of the Assunpink Creek shall be used to determine backwater impacts through the storm sewer system. The hydraulic grade line shall be included on the profiles. Additional analysis will be required if ponding in paved areas exceeds nine-inches (9") (see §522.E.5. of the Lawrence Township Land Use Ordinance). Impacts on the manufactured treatment units shall also be evaluated.

2.05 The trailer storage area adjacent to the Assunpink Creek may experience flooding during storm events. Signs are recommended to alert vehicle owners.

2.06 Demolition Plan C appears to indicate an isolated wetlands area near the trailer area. The status of New Jersey Department of Environmental Protection permits to fill this area shall be discussed.

2.07 Note that the following items will be required to be addressed on the Soil Disturbance Plans:

- a. Gabion mattresses will be required for rip-rap d50 in excess of 12".
- b. The rip-rap within scour hole 2 must withstand the anticipated velocity from the Assunpink Creek. The ishbash curve shall be checked and the larger diameter stone size used.
- c. Additional rip-rap will be required along the exterior sides of the headwall within the Assunpink Creek. Grass establishment will be difficult with the existing tree canopy.

These comments are provided for incorporation when State permit applications are completed.

2.08 The Operations and Maintenance Manual shall include the requirement that an annual maintenance report is filed with the Engineering Department on January 1st. Proof of recording of the manual will be required. A deed declaration is recommended. The standard format will be provided.

2.09 It is noted that several inlets / manholes are over eight-feet (8') in depth. Double wall structures shall be specified. In addition, it is noted that geotechnical testing encountered refusal at varying depth. The applicant shall provide testimony regarding whether blasting is anticipated.

2.10 A separate soil disturbance permit will be required if banked parking will be installed.

3.00 Miscellaneous

3.01 A chain link fence with privacy slats has been shown in the front yard in the Trenton portion of the property. Although it is outside of Lawrence Township, consideration of a decorative metal fence is recommended to improve the streetscape view.

3.02 The emergency access driveway must be capable of supporting a 30-ton loading. The detail shall be reviewed. A proof roll, witnessed by the Engineering Department and the Fire Marshal will be required.

- 3.03 The following revisions to the construction details are required:
- a. The ADA mat shall be "Brick Red" manufactured by ADA Solutions or approved equal.
 - b. Crosswalks shall be ladder type, with high visibility paint.
 - c. The pavement repair strip shall specify five-inches (5") stabilized base course.
 - d. A four-inch (4") thick stone foundation shall be specified under curb and sidewalk. Recycled stone is acceptable.
 - e. Wire mesh is required along the bottom section of the post and rail fence adjacent to the Assunpink Creek to prevent trash from entering the stream per Buffer Section C of The Redevelopment Plan.
- 3.04 An engineer's estimate shall be submitted for determination of bonding and inspection fee requirements. All site improvements must be completed prior to issuance of a Certificate of Occupancy. A temporary Certificate of Occupancy may be considered if a bond is posted for the outstanding items.
- 3.05 Other permits / approvals:
- a. New Jersey Department of Environmental Protection
 - b. Mercer County Planning Board
 - c. Ewing-Lawrence Sewerage Authority
 - d. Trenton Water Works
 - e. Public Safety Committee
 - f. Lawrence Township soil Disturbance Permit (prior to construction)

JFP/sjs
g:engineering/40 enterprise/review #1.doc

Documents Reviewed:

- Application No. SP-2/22
- Bulk Variance & Site Plan Checklist Waivers Request
- Sustainable Design Assessment
- Stormwater Management Report, dated February 2022
- Stormwater Management Facility Operations & Maintenance Manual, dated February 2022
- Traffic Statement, dated February 1, 2022
- Exterior Rendering, Sheet PB001, dated February 11, 2022
- Floor Plan, Sheet PB101, dated February 11, 2022
- Exterior Elevations, Sheet PB301, dated February 11, 2022
- Survey Plans, Sheets 1 thru 7, revision dated January 21, 2022
- Cover Sheet, Sheet C-101, revision dated March 23, 2022
- Notes & Reference Sheet, C-102, revision dated March 23, 2022
- Demolition Plan A thru D, Sheets C-201 thru C-204, revision dated March 23, 2022
- Overall Site layout Plan, Sheet C-300, revision dated March 23, 2022
- Site Layout Plan A thru D, Sheets C-301 thru C-304, revision dated March 23, 2022
- Grading Plan A thru D, Sheets C-401 thru C-404, revision dated March 23, 2022
- Drainage Plan A thru D, Sheets C-405 thru C-408, revision dated March 23, 2022
- Utilities Plan A thru D, Sheets C-501 thru C-504, revision dated March 23, 2022
- Overall Landscape Plan, Sheet C-700, revision dated March 23, 2022
- Landscape Plan A thru D, Sheets C-701 thru C-704, revision dated March 23, 2022
- Landscape Notes & Details, Sheet C-705, revision dated March 23, 2022
- Overall Lighting Plan, Sheet C-706, revision dated March 23, 2022
- Lighting Plan A thru D, Sheets C-707 thru C-710, revision dated March 23, 2022
- Detail Sheet, Sheets C-901 thru C-907, revision dated March 23, 2022



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To: Lawrence Township Planning Board

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

Re: **40 Enterprise LLC**
Preliminary and Final Major Site Plan
Block 601 Lots 1 - 8
40 Enterprise Avenue
Enterprise Avenue Redevelopment Area
Application No. SP-2/22

Date: May 26, 2022

1.0 Introduction

- 1.1** The Applicant is requesting Preliminary and Final Major Site Plan Approval to demolish the existing dilapidated buildings that occupy a large portion of the site.
- 1.2** Portions of the site are located in the adjacent municipalities, Trenton and Hamilton, however, are not subject to the current approval. The western existing access point from Enterprise Avenue is located in the City of Trenton, is proposed to remain and be expanded into an access drive that connects to the proposed parking lot. Wooded areas, which act as buffer areas between the site and the adjacent Assunpink Creek are located in the Township of Hamilton.
- 1.3** The Applicant's proposal consists of the construction of a modern warehouse/distribution center. The proposed light industrial use has a total building area of 275,656 square feet with 14,000 square feet dedicated for office space, and the remainder of the building is to be used as a warehouse/distribution center. The existing site has, and the proposal will utilize, the two site access points from Enterprise Avenue.
- 1.4** Along with razing the current buildings and majority of improvements, the Applicant proposes the following additional improvements:
- a) 141 parking spaces, of which
 - (1) 4 are electric vehicle (EV) spaces, and

- (2) 4 are EV make-ready spaces,
 - b) 56 banked parking spaces,
 - c) 34 trailer storage spaces,
 - d) 44 loading docs
 - e) 2 banked loading docks proposed on the landscaped islands on the eastern side of the building,
 - f) Street trees and other plantings along Enterprise Avenue,
 - g) 2 freestanding signs, one of which is located in the City of Trenton,
 - h) 2 façade signs,
 - i) Associated stormwater, lighting, and landscaping improvements.
- 1.5** The Enterprise Avenue Redevelopment Area was designated as a “Non-Condemnation” Redevelopment Area, on September 21, 2021, through Resolution #295 by the Township Council. Based on the analysis contained in Preliminary Investigation, the site met Criteria a, b, d, and h for designation as an area in need of redevelopment contained in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5).
- 1.6** The Enterprise Avenue Redevelopment Plan was adopted on November 4, 2021, through Ordinance No. 2411-21. The Enterprise Avenue Redevelopment Plan sets forth development standards for the subject property.



Existing vacant buildings and site improvements to be demolished.

2.0 Site & Surrounding Area

- 2.1 The 16.45-acre property is located in the southern portion of the Township, to the south of US Route 1, directly adjacent to the municipal boundaries with the City of Trenton and the Township of Hamilton.
- 2.2 The site was previously home to approximately 8 vacant buildings, formerly occupied by industrial uses. Through the Preliminary Investigation, the buildings on the site were found to be unsafe, unsanitary, dilapidated, and obsolescent. A majority of the site is occupied by impervious surfaces, with little to no stormwater management systems, which further led to site's obsolescence.

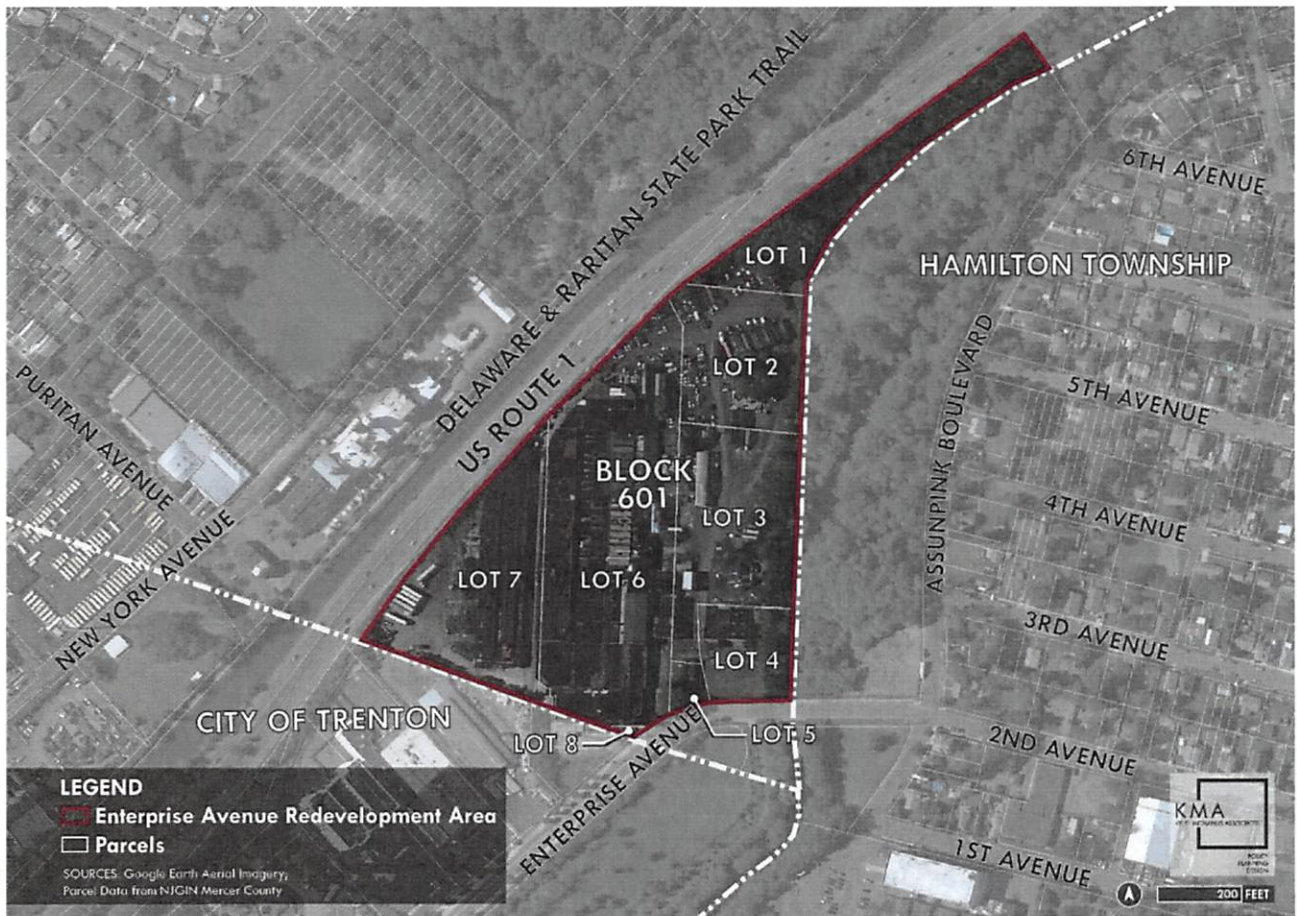


- 2.3 The subject site contains environmental constraints including groundwater contamination, due to its extensive industrial past. Portions of the site are located within a 500-year floodplain, where pavement and trailer storage currently exist. We note for the Board, trailer storage and paved areas are proposed in the flood plain.
- 2.4 The site's surrounding area is characterized by industrial uses in the City of Trenton, a residential neighborhood in Hamilton Township, and natural areas including wooded areas and the Assunpink Creek. The site not only serves as a transition area between the municipalities, but also as a transition area from



industrial uses found in Trenton and Lawrence, to residential uses in Hamilton.

- 2.5 Directly adjacent, to the north of the site is US Route 1, although the site does not have access to the state highway. Further north is the Delaware and Raritan State Park Trail, industrial uses and wooded areas in Lawrence Township.
- 2.6 To the east of the site is the Assunpink Creek and associated wooded areas. Further east is a single-family residential neighborhood in Hamilton Township.
- 2.7 To the southwest, is the City of Trenton, and predominately industrial uses, except for the Bo Robinson Assessment & Treatment Center. Adjacent to the southwest is a recycling center. Similar industrial uses and wooded areas exist to the south and west.





3.0 Enterprise Avenue Redevelopment Area Standards

- 3.1** The site is subject to the development standards set forth in the Enterprise Avenue Redevelopment Avenue. Permitted principal uses include offices, light industrial uses, wholesale distributions centers, warehouses, research and engineering office and labs, and governmental uses. The proposed use is permitted.
- 3.2** Permitted accessory uses include the incidental sale of goods manufactured or assembled on the premises, off-street parking, fences and wells, signs, garages, storage buildings and tool sheds, restaurants or employee cafeterias, and accessory uses that are customarily incidental to a principal use.
- 3.3** The Applicant requires the following bulk variance relief from the Redevelopment Plan standards. Please see the following table for additional detail.

Enterprise Avenue Redevelopment Area Standards				
	Required	Existing	Proposed	Variance?
Min. Lot Area	5-acres	+/- 16.45-acres	No Change	No
Min. Lot Frontage	400 feet	890.07 feet (Enterprise Ave)	No Change	No
Min Lot Width	400 feet	929.8 feet	No Change	No
Min Lot Depth	400 feet	903.2 feet	No Change	No
Min. Front Yard (Enterprise Avenue)	40 feet	7 feet	51.3 feet	No
Min. Front Yard (Route 1)	35 feet	4.7 feet	35 feet	No
Min. Side Yard	50 feet	35.1 feet	60.3 feet	No
Min Side Yard to Eastern Property Line	150 feet	383.2 feet	170.1 feet	No
Minimum Setback to Block 23201 Lot 4	50 feet	42.5 feet	60.3 feet	No
Minimum Setback to Block 23201 Lots 779 and 1	15 feet	0 feet	17.9 feet	No
Max. Building Height	60 feet / 2 stories	48.8 feet / 2 stories	47.3 feet	No
Max. Impervious Surface Ratio	.75	.808	.615*	No
Max. Floor Area Ratio	.4	.638	.385	No



Enterprise Avenue Redevelopment Area Standards				
	Required	Existing	Proposed	Variance?
Min. Perimeter Setback	16 feet	< 16 feet	> 16 feet	No
Min. Parking Area Setback	10 feet	< 10 feet	5 feet	Yes

- 3.4 The Applicant requires bulk variance relief from the Redevelopment Plan Standard A.1, where no parking area shall be closer than 10 feet to the perimeter of the tract, where 5 feet is proposed between the trailer storage spaces and the eastern property line.
- 3.5 We note for the Board several existing non-conformities are proposed to be corrected including the minimum front yard setback from Enterprise Avenue and Route 1, the minimum side yard setback, and the maximum impervious surface ratio.



Existing vacant building to be demolished setback to Route 1.



4.0 Plan Comments

- 4.1 The Applicant should provide testimony regarding the building use and operation for employees, including but not limited to hours of operation.
- 4.2 The Redevelopment Plan standards exempt any proposed development from the standards set forth in §431.J if the proposed limit of disturbance remains the same as the current limit of disturbance. Clarification should be provided regarding the proposed limit of disturbance.
- 4.3 Testimony should be provided regarding the proposed banked parking and loading spaces and should include the conditions required for the conversion of the spaces to actual spaces. The Applicant should confirm the banked parking and loading spaces are included in the impervious coverage calculation.
- 4.4 It appears no bicycle parking is proposed, at a minimum bicycle parking should be provided for employees. We suggest a bike rack be provided by the parking lot and building entrance. Per §533C, 8 bicycle parking spaces should be provided.
- 4.5 There appears to be outdoor trash and debris throughout site. The Applicant should confirm the removal of all trash and debris.



Existing trash and debris on the site.

- 4.6 Large flat roof buildings, such as the proposed building, offer an excellent opportunity for installation of solar panels. The applicant should consider installation of solar panels and indicate why the feature is not included in the proposal.
- 4.7 The refuse enclosure and gate color should be specified and should complement the proposed building.



Additionally, the Applicant should confirm the gate material is solid.

- 4.8 The detail for the proposed post and rail fence should be updated to contain at least 50% transparency, pursuant to Buffers item C. in the Redevelopment Plan. Additionally, the fence's capability to prevent trash from entering the adjacent waterway should be demonstrated.

5.0 Signage

- 5.1 Full sign details, including any illumination, colors and materials, should be depicted for the proposed façade and freestanding signs.
- 5.2 The freestanding sign is proposed on the "architectural site feature", which appears to be a wall, clarification should be provided. The Applicant indicates the sign will consist of individual letters, leading to a total area of 16.5 square feet. The freestanding sign detail should be provided and confirm the proposed individual lettering and the total sign area.
- 5.3 The Applicant is proposing an additional freestanding sign is proposed on the portion of the property in the City of Trenton. This additional sign is located adjacent to the vehicle parking entrance with an 8 foot set-back and is 75 square feet in size.

6.0 Lighting

- 6.1 We suggest the Board and the Applicant discuss the hours the lights will operate, and a potential reduction overnight to security levels and/or the utilization of timers and/or motion sensors to activate the lights after hours.
- 6.2 The Lighting Plan indicates "any proposed architectural building lights have not been modeled for this design", however building mounted lights are depicted on the Lighting Plan. The Applicant should confirm no additional building mounted lights are proposed. The lighting plan should be updated to incorporate illumination from the building fixtures in the lighting plan.
- 6.3 We suggest the color temperature of the proposed lighting to be between 3,000-3,500° Kelvin.

7.0 Landscape Design

- 7.1 Along the eastern property line, the tree protection fencing should be extended along the property line to preserve and protect any existing vegetation in the area.



- 7.2 Given the undersized setback between the eastern property line and the proposed trailer storage spaces supplemental plantings should be considered in this location.
- 7.3 The Landscape Plan provided depicts the proposed plantings associated with the construction of the banked parking spaces. Clarification should be provided regarding which proposed plantings will be phased in association with the banked parking.
- 7.4 The planting bed lines should be depicted around the proposed evergreen on the northern portion of the site adjacent to the trailer storage spaces. The ground cover in this area should be specified, and large expanses of mulch should be avoided.
- 7.5 The Applicant proposes eastern white pine around the trash enclosure, we suggest an alternate evergreen species be considered to provide a more effective long-term buffering. The upper branches of White Pine shade out the lower branches, which dieback and fall off, negating the intended buffering.
- 7.6 We suggest foundation plantings along the front of the building facing Enterprise Avenue.

8.0 Architecture

- 8.1 Per the Redevelopment Plan's Architectural Design Standards, item A.1., roofline articulation is required along the building facades that are visible from Route 1 and Enterprise Avenue, the Architecture Plans should be updated accordingly.
- 8.2 Per the standards defined in the Redevelopment Plan, compliance with §521.1 should be demonstrated for the building façade facing Enterprise Avenue. Such testimony should address variations in the apparent building height, vertical offsets, and building materials and design. For example, it does not appear the applicant has incorporated variation in the apparent building height along Enterprise Avenue and it is unclear if the percent of particular building materials and window area along Enterprise Avenue are in conformance.

9.0 Land Use Policy

- 9.1 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, the Township's Land Use Ordinance, and the Enterprise Avenue Redevelopment Plan.
- 9.2 The Enterprise Avenue Redevelopment Plan defines the following objectives:
 - (1) Redevelop the area consistent with the Township's overall economic goals and regional market forces to ensure any proposed redevelopment is economically feasible.
 - (2) Promote economic development and growth for the Township through the promotion of modern



light industrial uses, such as warehouse distribution centers.

- (3) Enhance the built environment of the area by creating a cohesive industrial land use pattern along Enterprise Avenue.
- (4) Provide appropriate site design and performance standards to guide and facilitate redevelopment that serves as a transition between the industrial nature of Enterprise Avenue and the residential nature of Second Avenue in Hamilton Township.
- (5) Preserve the Assunpink Creek and other nature features in the area, by creating adequate buffers and protecting against any potential contamination.
- (6) Encourage sustainable practices including the use of green infrastructure and green building techniques.

Testimony should be provided demonstrating how the proposed redevelopment meets the objectives the Enterprise Avenue Redevelopment Plan.

9.3 The 1995 Master Plan defines the following Goals and Objectives

“Provide harmonious and efficient allocation and arrangements of land uses and protect property values both in Lawrence and surrounding municipalities.”

“Preserve environmentally sensitive lands from development or other potentially damaging influences.”

“Preserve and enhance the character of the built environment through the promotion of good design.”

“Encourage new development to be compatible with the style and scale of existing buildings.”

“Foster a well-balanced, diverse community with a mix of residential housing types, institutional, commercial, and limited industrial uses along with amply open space and public facilities...”

“Direct new development and redevelopment to places in relation to their transportation and environmental capacities.”

“Reduce blighting influences through improved standards for development.”

Testimony should be provided demonstrating how the proposed redevelopment meets the goals and objectives the 1995 Master Plan.



10.0 Materials Reviewed

10.1 Application SP-2/22.

10.2 *Preliminary and Final Major Site for Lawrence Logistics Center*, consisting of 41 sheets, prepared by Bohler Engineering LLC, dated February 01, 2022, last revised March 23, 2022.

10.3 *Architecture Plans*, consisting of 3 sheets, prepared by KSS Architects, dated February 11, 2022.

10.4 *Sustainable Design Assessment*, consisting of 5 pages, prepared by KSS Architects, not dated.

10.5 *Land Title Survey*, consisting of 7 sheets, prepared by Control Point Associates, dated June 01, 2021, last revised January 21, 2022.

10.6 *Traffic Statement*, consisting of 15 pages, prepared by Atlantic Traffic + Design, dated February 1, 2022.

10.7 *Stormwater Management Report*, consisting of 407 pages, and supporting documentation, prepared by Bohler Engineering LLC, dated February 2022.

11.0 Applicant Team

11.1 Applicant & Owner: 40 Enterprise LLC, 51 DeForest Avenue Summit NJ 07901, 908-679-9683, mcucolo@alcamocap.com

11.2 Attorney: Robert P. Casey Esq. 136 Franklin Corner Road B2, Lawrenceville, NJ 08648, 609-896-200 ext. 128, rpc@lenoxlaw.com

11.3 Engineer: Brad Bohler, 30 Independence Blvd. Suite 200, Warren NJ 07059 908-668-8300,



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

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MEMORANDUM

DATE: May 26, 2022

TO: Lawrence Township Planning Board and Zoning Board of Adjustment

FROM: Jeffrey A. L'Amoreaux, P.E. *JAL*
Traffic Consultant

SUBJECT: 40 Enterprise Avenue SP-2/22
Preliminary & Final Site Plan
Planning Board Memorandum #1
Lawrence Township Mercer County, New Jersey
Tax Map Page 12, Block: 601, Lots: 1-8

We are in receipt of the following information for review pertaining to the submission of Preliminary and Final Site Plan Application for the proposed warehouse at 40 Enterprise Avenue, located between Assunpink Creek and the US Route 1 Expressway on the border with the City of Trenton. It is also, according to the Traffic Statement, located in Block 23201, Lot 1 in the City of Trenton.

- One Application and Supporting Documentation
- One set of Architectural Plans (3 sheets) prepared by KSS Architects, LLP dated February 11, 2022
- One Existing Drainage Map (1 sheet) prepared by Bohler Engineering NJ LLC dated February 1, 2022.
- One Inlet Drainage Area Map (1 sheet) prepared by Bohler Engineering NJ, LLC dated February 1, 2022.
- One set of Land Title Survey plans (7 sheets) prepared by Control Point Associates, Inc. dated June 1, 2021 last updated January 21, 2022.
- One set of Preliminary and Final Site Plans (41 sheets) prepared by Bohler Engineering NJ, LLC, dated February 1, 2022
- One Proposed Drainage Area Map (1 sheet) prepared by Bohler Engineering NJ, LLC dated February 1, 2022.
- One Stormwater Management Report (407 pages) prepared by Bohler Engineering NJ, LLC dated February, 2022.
- One Sustainable Design Assessment (5 pages) prepared by KSS Architects LLP dated March 2022.
- One Traffic Statement (15 pages) prepared by Atlantic Traffic & Design Engineering, LLC dated February 1, 2022.
- One Transmittal e-mail from James F. Parvesse, PE, Municipal Engineer, dated April 4, 2022.

According to the Traffic Statement "this Project involves the redevelopment of a warehouse located near the northwest corner of Enterprise Avenue/2nd Avenue and Assunpink Boulevard on the noted property. The property is in the LI Zone per the 2021 Township Zoning Map. They made mention of an Enterprise Avenue Redevelopment Zone which we found on the Township Zoning Board Website.

Preliminary and Final Site Plan
40 Enterprise Avenue SP-2/22
Planning Board Memorandum #1
Township of Lawrence, Mercer County, New Jersey
May 26, 2022
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The site is located within Block 601, Lots 1-8 along the north side of Enterprise Avenue, generally between Assunpink Creek and US Route 1 Expressway. Plans prepared by Bohler Engineering show two points of access along Enterprise Avenue. The western driveway provides access to the rear of the two largest existing buildings, the eastern driveway provides access to the front of the property. The largest building on site has railroad tracks on either side that once connected to the United New Jersey Railroad and Canal Company tracks that used to run along Enterprise Avenue. The UNJRR&C Co. tracks adjacent to the site no longer exist. The existing buildings (comprising 264,933 SF of warehousing) and tracks will be demolished and replaced with a single 275,656 SF warehouse within Lawrence Township. The western full-movement driveway will be relocated approximately 145 feet to the west to serve passenger vehicles while the eastern full-movement driveway will be relocated approximately 50 feet to the east to serve as a truck entrance to the loading docks.

We offer the following comments.

Preliminary and Final Major Site Plans

1. The ADA Parking Sign on Bollard Detail on Sheet C-902 requires some minor corrections. The New Jersey Penalty Sign should be labeled R(NJ)7-8A. The Van Accessible Plaque should be labeled R7-8P not R7-8A and should also be 18" wide by 9" tall, not 12" wide by 6" tall.
2. The Traffic Statement indicated that there would be 141 parking stalls including 6 ADA parking stalls, 4 electric vehicle charging stalls and 4 make ready parking stalls. We found 141 parking spaces shown on Sheet C-300. We also found all six claimed ADA Spaces, four electric vehicle charging spaces and four make ready parking spaces. As noted in the Traffic Statement 56 additional vehicle parking stalls are banked. We also found the 34 tractor trailer parking stalls. The total number of passenger car parking spaces in full build out will be 194, not 197 from the table on Sheet C-300.
3. The Electric Vehicle Charging Spaces should have signs and markings to limit them to electric vehicles using the charging station. Please add details for sign D9-11b or the California Alternate version with the plug up. The Pavement Marking should match symbol on the sign.

D9-11b and the California Alternate Version are shown below.



D9-11b
Electric Vehicle
Charging



Preliminary and Final Site Plan
40 Enterprise Avenue SP-2/22
Planning Board Memorandum #1
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4. Please provide turning movement templates for trash trucks, fire engines and tractor trailers expected to use this site. Show entry, exit, and access to the trash enclosure as appropriate.
5. The 10' wide crosswalks are welcomed, but we prefer to use Continental crosswalks with 24" wide bars spaced 4' on center rather than parallel lines marking the edges. Please update both the Crosswalk Detail shown on Sheet C-902 and the crosswalks shown on sheets C-300 & C-301.
6. The "STOP" marking is both not correct and not necessary. Minimum letter height should have been 8' not 2'. Stop bars are sufficient. Please remove the STOP lettering from being a pavement marking on sheets C-300 - C-302 and C-902.
7. The Straight Through Arrow marking is also incorrect and unnecessary. 9.5' would be the minimum length per MUTCD rather than 6' shown. Please remove them from sheets C-300 - C-302 and C-902.

Architectural Plans

8. The Architectural Plans showed the 46 loading docks rather than 42 or 44 loading stalls noted in the Traffic Statement. We saw mention somewhere that two of the loading docks were being "banked" but this is not shown or noted in the Architecture Plans.

Traffic Statement


9. The Traffic Statement appears adequate. It indicated that the existing 264,933 SF of warehouse from existing buildings were used for comparison purposes to the proposed single building 275,656 SF of warehouse and found an increase of just two trips in the morning and evening weekday peak hours. Although it makes no allowance for the 14,000 SF of office space noted in the Architecture Plans as part of the new building or note the amount of office spaces in the existing buildings on site, it only looked that the warehouse uses.
10. We recommend that trucks arrive, if possible, from the western end of Enterprise Avenue at Mulberry Street and depart to the east via Whitehead Road. (Both roadways have reasonable access to US 1.) The reason for this is the tight geometry at each end's intersection, and these moves will allow for easier turning and staying in lane to the extent possible. Left turns are more sweeping and conducive to tractor trailer movement than right turns.

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

CC: James Parvesse, P.E.
Brenda Kraemer, P.E.

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
Jeffrey A. L'Amoreaux, Traffic Consultant
~~Michael Rodgers, 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 No. SP-2/22
40 Enterprise, LLC, 40 Enterprise Avenue
Tax Map Page 6, Block 601, Lots 1-8

DATE: April 4, 2022

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

- Application and Supporting Documentation
- Preliminary and Final Major Site Plans
- Land Title Survey Plans
- Architectural Plans
- Sustainable Design Assessment
- Traffic Statement
- Stormwater Management Report
- Stormwater Operations and Maintenance Manual

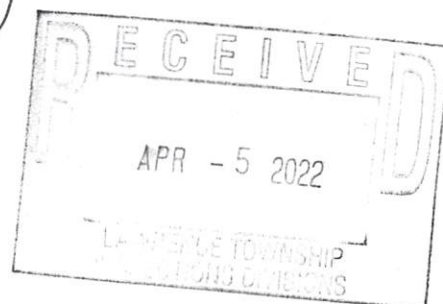
This application is scheduled for review by the Planning Board at the meeting to be held Monday, June 6, 2022. Please review these documents and submit your report to this office as soon as possible, but **no later than May 26, 2022** so that reports may be provided to the applicant and Board members prior to the meeting.

SJS

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Attachments

NO Bldg Comments 4/5/22 MR
NO Fire Comments 04/05/22 SM
NO PCB Comments 4/7/22 JP
NO ELECTRIC COMMENTS 4/7/2022 J



**TOWNSHIP OF LAWRENCE
2207 Lawrence Road
Lawrenceville, New Jersey 08648**

**Department of Community Development
609-844-7087**

**Lawrence Township Shade Tree Advisory Committee Report
40 Enterprise Avenue
May 2022**

- We have reviewed these plans. **The main suggestion is to plant many more trees for a proposed new construction of this size and intensity, and to reduce the amount of storm water run-off into the flood-prone Assunpink Creek.**
- The planting suggestions already include many water-tolerant species. **This is a wet area. There is a high % of impervious surface** in this proposal. The Assunpink Creek is the #1 watercourse in Mercer County, and the proposed development appears likely to intensify existing problems of this key waterway.
- Reducing the flow of run-off into the flood-prone Assunpink Creek is the goal. In order to reduce storm water runoff into the Assunpink Creek, some parking area could use permeable pavers. Permeable pavers use interlocking grids that are laid over a prepared subsurface to create a strong, durable (but also permeable) parking surface that is virtually maintenance free. Permeable pavers are beneficial to tree roots.
- It appears that a larger retention basin is needed due to the large roof and expansive paved areas that are proposed. Small trees could be planted on the sloping edges of the enlarged retention basin. Retain the existing trees in the area that drains overland into the flood-prone Assunpink Creek.
- Trees should be planted between the proposed warehouse and Route 1, to provide a **strong visual screen**. There is a partial screen now from scrub vegetation along the State Highway, on the State right-of-way. However, it is reasonable that the applicant should plant trees to enhance this minimal existing screening, similar to Costco.
- This proposed large warehouse is in a border area where Lawrence, Hamilton and Trenton come together, so the area is under-appreciated. Access to Route 1 is poor and indirect. Reducing the size of the development is reasonable in light of the poor and indirect access problem. Any space that is freed up can be used to plant trees.
- Consider replacing the size of the impermeable surface, including the reducing the footprint of the warehouse itself. Any space that is freed up can be used to plant trees. More shade trees can be planted on this site to **reduce the heat island effect** of this large proposed development. During the Summer months this area is sweltering on sunny days.

Respectfully submitted
David Bosted, Chairperson
Shade Tree Advisory Committee

LAWRENCE TOWNSHIP HEALTH DEPARTMENT
2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648
Telephone: (609) 844-7089

RECEIVED

Date: April 7, 2022 APR - 7 2022

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

From: Keith Levine, Health Officer ENGINEERING DEPT.

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>Prelim & Final Major Site Plan</u>

PROJECT NAME: 40 Enterprise, LLC SP 2/22

LOCATION: 40 Enterprise Ave.

BLOCK: 601 LOT # 1 through 8 PR# _____

OWNER: 40 Enterprise LLC Phone: 908-679-9683

ENGINEER/ARCHITECT: Bohler Engineering NJ, LLC

ADDRESS: 30 Independence Blvd., Suite 200
Warren, NJ 07059 PHONE: 908-668-8300

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

Provide will serve letters from applicable water and sewer purveyors.


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

Trash enclosure(s) shall be of adequate size and quantity to accomodate anticipated usage and for all waste containers needed ,including trash, recycling, etc.

Health department records indicate the site is undergoing an environmental remediation. A Classification Exception Area/ Well Restriction Area is in place on the site through 2028 for volatile organic compound contaminated groundwater. A Response Action Outcome (RAO) dated 11/18/2016 was withdrawn on 4/26/2019. What is the status of the remediation and how will construction activities impact same?


Provide information on the purpose and status of the monitoring wells shown on the plans. At least 4 monitoring wells are shown theron. Health department records include well records for at least 23 wells on the property. What is the status of these wells?

The extant monitoring wells will need to be properly abandoned or protected.


John R. Sullivan, REHS


Keith Levine, Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM: James F. Parvesse, Municipal Engineer 
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: April 4, 2022

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

Application No(s): SP-2/22
Application Name: **40 Enterprise Avenue, LLC**
Street Address: 40 Enterprise Avenue
Tax Map Page(s): 6
Block: 601
Lot(s): 1-8

Thank you for your anticipated assistance and response.

SJS
R:\Planning Board\Applications\40 Enterprise LLC\Tax Request Letter.doc

*property taxes
and sewer taxes are
paid up to date.*

*Sahana S. Luman
Asst. Tax Collector*





To: Lawrence Township Planning Board Members
From: Environmental and Green Advisory Committee
Date: May 26, 2022
Re: **40 Enterprise Ave.**
Preliminary & Final Major Site Plan Application No. SP-2/22
Tax Map Page 6, Block 601, Lots 1-8

In accordance with the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have conducted a review of the application materials provided to the Committee by the Township of Lawrence.

SUMMARY

Waiver requested for EIS.

Variance requested for development in Flood Hazard Area and for Steep Slope.

Recommendations/Suggestions/Questions:

1. Request more info regarding contamination: Benzene and Trichloroethylene (TCE) plumes, Underground Storage Tanks, Historic Fill.
2. Development in Flood Hazard Area (FHA) not recommended.
3. Max drainage area of Stormwater Management 2.5 acres to manage quantity and quality. Also, increasing capacity recommended.
4. Reduce Lighting CCF from 4000K to 3000K.
5. Increase vegetation throughout site for stormwater management, air quality, and bioremediation.
6. Add bike parking.
7. Confirm there is no restrictions regarding the *Camden and Amboy Railroad Historical District* which runs along the northern section of property.
8. Specify communication plan for tenant recommendations from the *Sustainable Design Assessment*.

DETAILED REVIEW

CONTAMINATION

Given the request for a Waiver of the Environmental Impact Statement (EIS), can the Licensed Site Remediation Professional (LSRP) report and filings be made available? Of particular concern:

1. Migration of contamination from site disturbance.
2. Impact of runoff during storm events, especially severe weather events and flooding.
3. Volatilization to indoor air pathway (VIAP) as it appears the building may be located at a TCE plume.

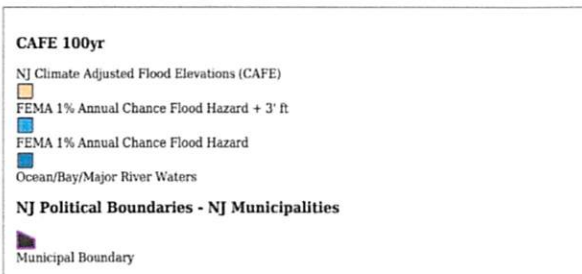
FLOOD HAZARD AREA (FHA)

Development within Flood Hazard Areas can exacerbate the intensity and frequency of flooding by reducing flood storage, increasing stormwater runoff, and obstructing the movement of floodwaters. Utilizing Climate Adjusted Flood Estimate (CAFÉ) standards, most of the property is vulnerable to flooding. We recommend maximizing the effectiveness of the FHA and therefore no Variance. We suggest eliminating the parking and trailer storage in the FHA and increasing vegetation in this area to better manage flooding, filter pollutants, stabilize soil and better protect applicants' people and property, as well as those downstream.

NJ Floodmapper



Legends



STORMWATER MANAGEMENT

1. Recommendation is a maximum of 2.5 acres of drainage for stormwater management. The current site plan indicates 4 drainage areas. Drainage area #1 consists of 15.241 acres: 2.769 (bioretention basin) and 12.472 (area 1A); therefore, modification of these facilities suggested.
2. Recent studies released by NJDEP show that stormwater systems are currently being undersized due to calculations of the 2-year storm based on historical precipitation data (also see CAFÉ above), therefore we recommend increasing capacity to better protect applicant and the vulnerable downstream community.
3. Proper maintenance of the bioretention system is key to proper functioning. Specialized knowledge is required, such as identification of plants, identification of sediment issues, etc. Will applicant hire trained contractor or provide services in-

house? Eliminating/Limiting pesticides and fertilizers is of particular concern and knowledge of plant identification, ecology and Integrated Pest Management is relevant.

4. Road salt is generally overapplied. This is a growing problem in water quality, the health of vegetation, and functionality of the stormwater management facilities. We recommend including specific instructions in the *Stormwater Management Facility Operations & Maintenance Manual* that details proper and minimal deicing application, use/reuse of sand when possible, manual removal of snow prior to ice formation.

LIGHTING

Reduce Correlated Color Temperature light from 4000K to “warm-white” or filtered LEDs (CCT \leq 3000 K; S/P ratio \leq 1.2) to minimize blue light emission, glare, and light pollution.

LANDSCAPING

1. We recommend substituting turf grass with deep rooted native grasses (with the exception around the bioretention system per SW BMPs) in order to help improve soil structure by increasing porosity, add organic material that helps bind soil particles together for greater stability and long term erosion control, access nutrients and water that shallower rooted grasses cannot reach, provide additional stormwater management, cool soil temperature, assist in pollution removal, support local ecosystem and require less inputs and maintenance and thereby reducing maintenance costs.
2. Add additional trees wherever possible for stormwater mitigation, air quality, temperature cooling, ecosystem health. For bioremediation, recommendations include Hybrid Poplar (for TCE); and, Black Willow, Honey Locust, Eastern Red Cedar, Common Hackberry, Canada Goldenrod (all for BTEX). White Pine are particularly good for air quality—it seems there may be a possibility for additional White Pine near the building in the northern front area. FYI, Eastern Red “Cedar” is a misnomer as it is a Juniper and is considered deer resistant. Additionally, if deer or other wildlife are an issue for young plants in the area, tree protectors should be used until plant is mature enough.

TRANSPORTATION

We recommend bike parking. Given the amount of office and workspace it is conceivable staff and visitors will bike and need parking. The closest bus stop appears to be is about .5 miles away.

HISTORICAL DISTRICT

The *Camden and Amboy Railroad Historical District* runs along the northern portion of the development. It is listed in the National Register of Historic Places for its important role in the history of transportation as the first railroad to operate in New Jersey. There may be recommendations or requirements regarding the designation. Perhaps there is some PR value for the applicant in somehow recognizing the significance.

SUSTAINABLE DESIGN ELEMENTS

The Assessment from KSS mentions in several sections that “Future Tenants will consider” several recommended efficiencies. Can applicant be specific regarding how will this be

communicated and monitored? Can the specifics be incorporated into Tenant Agreements and monitored by Party Responsible for Maintenance as described in the Stormwater Management Facility Operations and Maintenance Manual or other Facilities Maintenance Manual?

MERCER COUNTY PLANNING BOARD



MCDADE ADMINISTRATION BUILDING

PO BOX 8068

TRENTON, NJ 08650-0068

Phone 609-989-6545 Fax 609-278-8154

BRIAN M. HUGHES

County Executive

KELVIN S. GANGES

Chief of Staff

LESLIE R. FLOYD, PP, AICP

Planning Director

MATTHEW ZOCHOWSKI, PP, AICP

Planning Board Secretary

LILLIAN L. NAZZARO, ESQ.

County Administrator

BASIT A. MUZAFFAR, PE.

County Engineer

ROBERT N. RIDOLFI, ESQ.

Planning Board Counsel

April 25, 2022

Alexander Lomei, PE
Bohler Engineering
30 Independence Blvd., Suite 200
Warren, NJ 07059

Email: bbohler@bohlereng.com & alomei@bohlereng.com & j201029@nf.bohlereng.com & asharifi@bohlereng.com

Re: Site Plan
Lawrence Logistics Center
Block 601, Lots 1-8
40 Enterprise Avenue
Lawrence Township
Mercer County File No. MC #22-503

Dear Mr. Lomei:

We are in receipt of your site plan application concerning the above referenced project, prepared by Bohler Engineering, dated February 1, 2022. The proposed Project is located at 40 Enterprise Avenue in the Township of Lawrence on Block 601, Lots 1-8 (the Site). According to your submission, the project is not located on a County Road and will decrease impervious coverage.

According to your April 21, 2022 letter, the existing site is a fully developed industrial site with multiple buildings, pavement areas, underground utilities, and stormwater infrastructure. There are two (2) existing driveways from the subject property which provide access directly onto Enterprise Avenue. The proposed improvements seek to redevelop the subject property for the construction of a +/-261,000 sf industrial building, with associated parking area, truck loading area, landscaping, underground utilities, and stormwater infrastructure. As part of the proposed improvements, impervious area will be decreased from approximately 13.7 acres to 10.1 acres. Two (2) driveways are proposed along Enterprise Avenue, with each one being designated driveways for pedestrian parking and truck loading areas. Furthermore, existing drainage patterns are generally maintained and fully comply with the New Jersey Department of Environmental Protection Regulations. The majority of the stormwater runoff for the development ultimately discharges into the adjacent Assunpink Creek, with the remaining portion discharging into the existing stormwater infrastructure along Enterprise Avenue.

Upon further review, **this project will not require a County site plan application or review.** Future improvements may require County review and a formal submittal may be required at that time. I trust that this information is of assistance to you and if you have any questions or require additional information, please feel free to contact Matthew Zochowski of my staff at 609-989-6985 or at mzochowski@mercercounty.org.

Sincerely,

Leslie R. Floyd
Planning Director

LRF: MZ:jkb

c: Robert Ridolfi, Esq.
Basit A. Muzaffar, PE, Mercer County Engineer
Mercer County Planning Board
John T. Ryan, Mayor of Lawrence Twp.
James F. Parvesse, Lawrence Twp. Eng/PB Sec.

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