

Applicant: Lawrence Shopping Center Associates (Tractor Supply) 2001/2.01

Appl. No.: SP-5/25

REFERRALS

	Date	Comments	Date	Comments	Additional Reports
	Referred	Dated	Referred	Dated	
a. Municipal Engineer	9/22/25	9/26/25			
b. Professional Planner	9/22/25	11/10/25			
c. Traffic Consultant					
d. Construction Official	9/22/25	9/29/25			
e. Shade Tree Advisory Comm.	9/22/25	11/7/25			
f. Health Officer	9/22/25	10/2/25			
g. Tax Collector	9/22/25	9/22/25			
h. Public Safety	9/22/25	11/3/25			
i. Environ. Res. Committee	9/22/25	11/7/25			
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: Minor Site Plan w/ Bulk Variance Application No. SP-5/25
Lawrence Shopping Center Associates, LLC (Tractor Supply) 2495
Brunswick Pike
Tax Map Page 20.01, Block 2001, Lot 2.01

DATE: September 26, 2025

General:

Lawrence Shopping Center has requested minor site plan approval for exterior site improvements associated with Tractor Supply Company, a new tenant that will occupy the southern portion of the existing Burlington Coat Factory. There will be several outdoor displays areas for a garden center, tractor display, propane and other agricultural items.

We will defer to the Planning Consultant for review of the proposed signage. Our detailed report consists of the minor technical items.

Detailed Report:

1. The section of Lawrence Shopping Center is impacted by the floodplain and floodplain buffer of the Shabakunk Creek. A variance is required from §431.J which regulates disturbance in the floodplain buffer. Impervious pavement areas (over 5,000 sf) will be removed with the proposed project which will be an improvement for water quality. We have no objection to the variance.

For the Board's information, paving (and re-paving) a lawfully existing parking area is permitted under NJDEP Regulations. Compliance with permit-by-rule regulations shall be provided.

2. With proposed improvements in this area of Lawrence Shopping Center, it is an opportunity to replace dead/diseased existing landscaping within the perimeter of the project and along the entrance from Princeton Pike. Upgrading the existing sign at Princeton Pike (previously approved by the Planning Board) should also be considered.
3. Existing grading and drainage patterns will be maintained. Inlets within the perimeter of the project shall be noted to be cleaned after construction. An engineer's certification will be required.
4. The fence detail for the western display area shall be added to the engineering plans.
5. Bonding/inspection fees and a soil disturbance permit will be required.

JFP/jrl

M:\Planning Board\Applications\Lawrence Shopping Center Associates, LLC. SP-5.25\Review #1.doc

Documents Reviewed:

- Application No. SP-5/25 and Supporting Documents
- Site Plans, revision dated August 25, 2025
- Architectural Plans, dated July 7, 2025



KYLE+MCMANUS ASSOCIATES

POLICY
PLANNING
DESIGN

P.O. Box 236
2 East Broad Street, 2nd Floor
Hopewell, NJ 08525
609-257-6705 (v)
609-374-9939 (f)
info@kylemcmamus.com

To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP, LEED AP 
Thomas DiMartino

Re: **Lawrence Shopping Center, LLC (Tractor Supply)**
Minor Site Plan with Bulk Variances
Block 2001 Lots 2.01
2495 Brunswick Pike
HC (Highway Commercial)
Application No. SP-5/25

Date: November 10, 2025

1.0 Introduction

1.1 The Applicant proposes to reoccupy a portion of the Burlington Coat Factory tenant space with Tractor Supply Company retail outlet at the Lawrence Square Shopping Center on Brunswick Pike. More specifically, the Applicant is requesting minor site plan approval with variance relief to occupy 33,180 square feet of existing commercial space and create 10,109 square feet of outdoor display. The use will provide general hardware, agricultural and horticultural retail as well as a propane exchange cage located within the western display area.

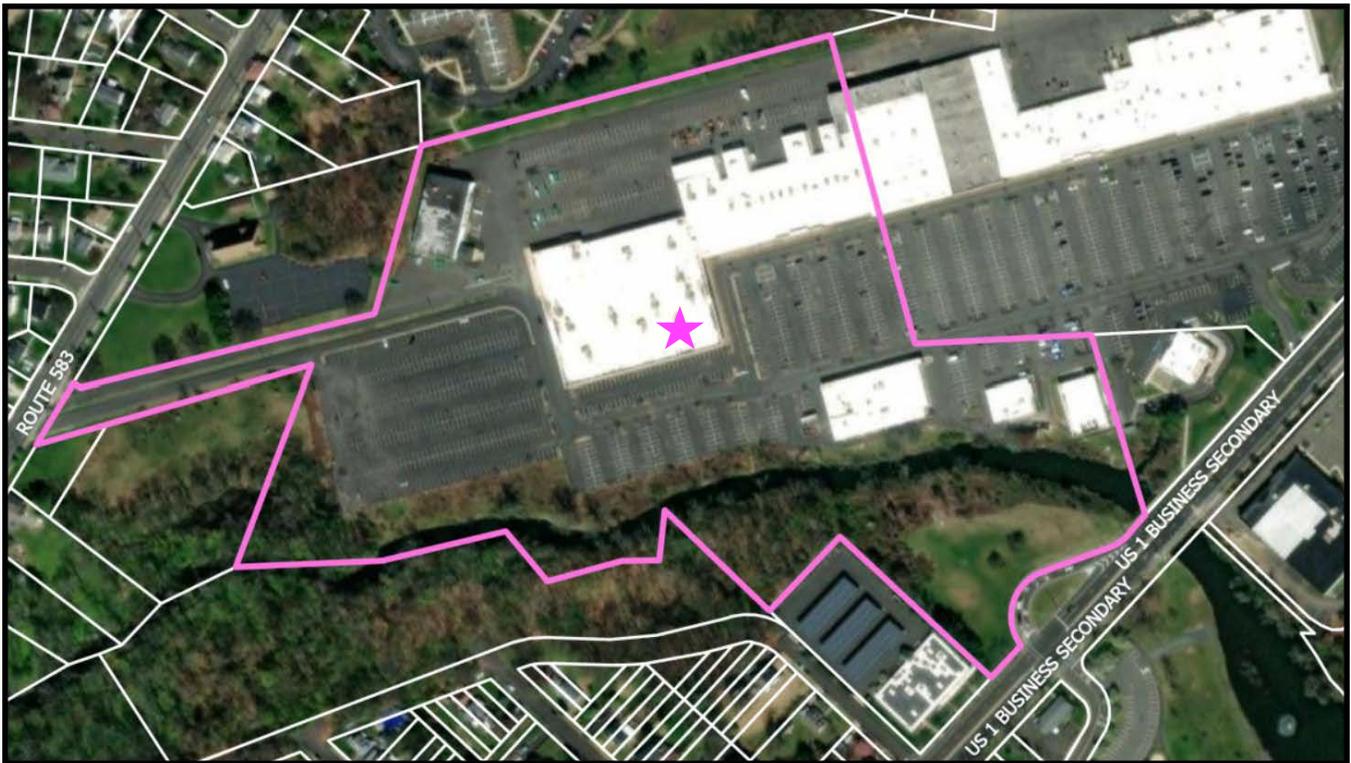
2.0 Site & Surrounding Area

2.1 The premises, also known as Block 2001, Lot 2.01 or 2495 Brunswick Pike, is comprised of several commercial uses. Located entirely within the Highway Commercial Zone, the lot is oversized, far exceeding the minimum lot area (40,000 sf required; 2,272,703 sf (52.17 ac) existing) and is bordered by Shabakunk Creek to the south. The lot has 3 points of access off of Texas Avenue to the north, US Route 1 (Brunswick Pike) to the south and Princeton Pike to the west. While the lot is not considered to be a corner lot, it does have frontage on three separate roads.

2.2 A substantial portion of the southern area of the site is located within the floodway of the Shabakunk Creek. Additional land, including the portion subject to this application, is located within the Special Flood Hazard Area.



- 2.3 The tenant space proposed for reoccupancy is located at the western end of the shopping center. There are surface parking lots surrounding 3 sides of the portion of building subject to this application. The existing and proposed tenant space are oriented east, toward the remaining shopping center.
- 2.4 The uses that surround the premises predominantly consist of retail, personal services and eating and drinking establishments. However, single-family and multi-family residential uses with frontage along Princeton Pike are located to the rear of the shopping center.



<h2>2495 Brunswick Pike</h2>		
<small>2024 Mercer County Parcels & ModIV Geodatabase NJGIN Open Data New Jersey Department of Transportation , 2023 NJDOT Open Road Network, 2023 Straight Line Diagram Google Earth Aerial Imagery 2023 Elizabeth McManus, PP, AICP, LEED AP Thomas DiMartino, IJID</small>	<h1>2025</h1>	



3.0 HC District Standards

- 3.1** The HC District is intended to serve both the residents of the municipality and the general public with uses typically oriented towards motorized travel, personal service and general retail. It is also intended to foster support for retail uses within the Regional Commercial District.
- 3.2** The proposed use is general retail, which is a permitted use within the HC Zoning District. As detailed below, there are a few nonconforming conditions that are not impacted by the proposal.

HC (Highway Commercial) District Standards (§420)				
	Required	Existing	Proposed	Variance?
Min. Lot Area	40,000 sf	1,272,703 sf	1,272,703 sf	No
Min. Lot Frontage	200 feet	135.2 ft	135.2 ft	Pre-Existing Nonconformity
Min Lot Width	200 ft	1,530.4 ft	1,530.4 ft	No
Min Lot Depth	175 ft	278.7 ft	278.7 ft	No
Min. Front Yard	25 ft	104.4 ft	104.4 feet	No
Min. Side Yard	25 ft	46.5 ft	46.5 ft	No
Min. Rear Yard	60 ft	68.2 ft	68.2 ft	No
Min. Accessory Use Rear Setback*	20 ft	17.7 ft	17.7 feet	Pre-Existing Nonconformity
Minium Distance of Accessory Building to Principal Building	50 ft	19.4 ft	19.4 ft	Pre-Existing Nonconformity
Max. Impervious Surface Ratio (lots above 5 ac)	0.75	.69	.69	No
Max. Floor Area Ratio (lots above 5 ac)	.30	.16	.16	No
Max. Building Height (Principal)	35 ft	33.6 ft	33.6 ft	No
Max. Building Height (Accessory)	20 ft	< 20 ft	< 20 ft	No

**The Applicant has stated on the site plan that there is an existing nonconforming accessory structure located on the premises. The Applicant should confirm where this existing nonconformity is, as the plans are unclear.*



4.0 Site Design & Layout

- 4.1** The Applicant should explain how the tenant space with function with the multiple outdoor display areas disconnected from each other. Will the sidewalk running along the southern elevation of the structure be accessible to pedestrian foot traffic? If no, it is unclear how customers will access the western outdoor display area without walking within the drive aisles. Note that site plans label the interior area adjacent to the building door closest to this area as “stockroom”.
- 4.2** The Applicant proposes that 10 spaces south of the building, opposite the driveway, are to be replaced with permanent trailer and equipment display area. The Applicant should provide testimony as to the anticipated activity within the shaded area. If this area is intended to serve a high volume of pedestrian traffic, measures should be in place to ensure the safety of the pedestrians traversing the area, such as a crosswalk and/or fencing.
- 4.3** The proposed canopy structure located over the proposed Live Goods Center will require variance relief, as it does not comply with the minimum distance requirements for accessory structures within the HC Zone. As per Section 420E(2)d and 420E(2)e, an accessory structure must maintain a minimum distance of 25 feet from the principal building and a minimum of 50 feet from vehicle circulation and parking areas. The applicant proposes a setback of 16.3 feet from the principal building and 15.1 feet from the drive aisle to the south.
- 4.4** Will the proposed propane exchange cage designed to be a “grab and go” type of exchange where customers will drop off empty tanks and grab new ones, or will this only be accessible by employees of the Tractor Supply Co? Additionally, the location of the proposed propane tank and its distance from building openings and signage should be in conformance with NJAC 5:18-3.6 “Cylinder Exchange Cabinets” and shall be subject to review by the Township Fire Marshall/Subcode Official.
- 4.5** The Applicant should confirm the metal fence shown in the architectural plans will extend around the entire outdoor display area south of the building. Additionally, the Applicant should provide testimony regarding the type and materials of the proposed fencing around the outdoor display area to the west. All fences on the premises should be consistent.
- 4.6** Testimony should be provided regarding the existing Burlington Coat Factory, and whether that use will continue in the remaining portion of the building. If no, the applicant should indicate the anticipated use of the remaining building area.
- 4.7** Testimony should be provided as to whether there will be any type of water delivery mechanism or sprinkler apparatus for the proposed “Live Good Center” and Garden Center within the outdoor display area to the south. If so, the Applicant shall confirm that there is an adequate method of drainage for any proposed watering mechanism within the Live Good Center.
- 4.8** Given the location of the trash enclosure, it is unclear how it will be serviced by a truck. Testimony should be provided regarding the timing and frequency of deliveries and trash pickup. Additional comments are deferred to the Board Engineer and Board Traffic Engineer.



4.9 The Applicant is proposing to remove approximately 137 parking spaces in order to construct the proposed outdoor display areas to the west and south as well as a permanent accessory trailer area further south opposite the asphalt drive aisle. This will leave the shopping mall with approximately 1,958 parking stalls where 1,462 spaces are required. The site will remain compliant with the required parking.

4.10 Due to the excess in parking stalls and the site's location within a floodway, the Applicant should confirm no loose or unsecured materials will be located within the floodway. Additionally, the Applicant should explore if any paved area or parking spaces can be replaced with landscape islands or landscape area to mitigate flooding and stormwater runoff.

5.0 Architecture

5.1 The proposed store is oriented to face east, towards the rest of the shopping center, which is consistent with the existing Burlington Coat Factory.

5.2 The lack of architectural detailing on the building facades of the proposed use is, in part, a byproduct of the fact that the Applicant is intending to repurpose the existing Burlington Coat Factory, which has little architectural detailing to begin with.

5.3 The Applicant should provide testimony, and/or colored renderings, to address how the proposed architectural design relates to the design of the existing building.

6.0 Signage

6.1 The Applicant is proposing 3 internally illuminated façade signs;

- East elevation: 1 façade sign measuring approximately 125 square feet
- East elevation: 1 façade sign affixed to the accessory canopy located over the Live Goods Center measuring approximately 85 square feet.
- West elevation: 1 façade sign affixed; however, the Applicant should provide the area and detail of the sign.

6.2 The Applicant requires relief for exceeding the one (1) sign permitted in Section 535Q of the Lawrence Land Use Ordinance. Only buildings located on a corner lot shall be permitted a second façade sign. Notwithstanding the relief that is necessary, the Board should note that the building has parking on three sides of it and the Princeton Pike entrance to the shopping center is located to the west.

6.3 The Applicant requires relief from 535Y which permits façade signs to have a maximum size of 80 square feet. It appears all 3 signs exceed this size.

7.0 Lighting

- 7.1** All proposed lighting shall be properly shielded where necessary and shall be dark sky compliant to reduce glare and light seepage into the adjacent structures.
- 7.2** As per Table 5.14 within Section 527 of the Township Ordinance, a minimum average of 2.0 footcandles are required for pedestrian sidewalks. There are sidewalks located to the east and west surrounding the principal structure. The Applicant should provide testimony confirming that a minimum average of 2.0 footcandles of lighting is provided along the walkways to the east and west sidewalks surrounding the principal structure.
- 7.3** The Board should take note that the outdoor display area to the west shows 0.0 footcandles of illumination, however there are existing light fixtures lining the landscape island to the north of the proposed display area as seen in the photograph below. The Applicant should submit a revised photometrics plan showing the illumination of these light fixtures located near the proposed outdoor display area. Additionally, the Applicant should install security lighting surrounding the display area to the west containing the propane exchange cage.



8.0 Landscape Design

8.1 Note that there are more trees within the parking area than are shown on their landscape plan. If any trees on the premises are confirmed to be dead, as some appear to be, the trees should be replaced in kind.



Figure 2: Trees located within landscape island opposite southern facade

8.2 A tree protection zone, pursuant to §541E, should be depicted on the site plan, along with any associated tree protection fencing.

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, and the Township’s Land Use Ordinance.

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



10.0 Materials Reviewed

- 10.1** Application and Supporting Documentation, dated September 10th, 2025.
- 10.2** *Site Plan Package for Tractor Supply Company*, consisting of 10 sheets, prepared by Joshua M. Sewald, PE, dated July 11th, 2025, last revised August 25th, 2025
- 10.3** *Architecture Plans*, consisting of 2 sheets, prepared by Micheal Crislip, dated July 5th, 2025

11.0 Applicant Team

- 11.1** Applicant: Lawrence Shopping Center Associates, LLC, 112 West 34th Street, St. 2106, New York City, NY 10120 212-629-4592 JackJ@jjop.com
- 11.2** Owner: Same as Applicant
- 11.3** Attorney: Lisa A. John-Basta, Esq., 105 Eisenhower Parkway, Roseland, NJ 07068 973-530-2083 ljohn-basta@csglaw.com
- 11.4** Engineer: Joshua M. Sewald, PE PP, of Dynamic Engineering, 1904 Main Street, Lake Cuomo, NJ 07719 732-974-0198 jsewald@dynamiccec.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
✓ 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: Minor Site Plan w/ Bulk Variance Application No. SP-5/25
Lawrence Shopping Center Associates, LLC. (Tractor Supply) 2495 Brunswick Pike
Tax Map Page 20.01, Block 2001, Lot 2.01

DATE: September 19, 2025

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

- Application No. SP-5/25 and Supporting Documents
- Site Plans, revision dated August 25, 2025
- Architectural Plans, dated July 7, 2025

This application is scheduled for review by the Planning Board at the meeting to be held Monday, November 17, 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than November 7, 2025**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRL
M:\Planning Board\Applications\Lawrence Shopping Center Associates, LLC. SP-5.25\Distribution Letter.doc
Attachments

NO PLBG Comments JO 9/24/25
NIO Fire Comments. JM

RECEIVED

SEP 23 2025

Building Comments: Adam Gee

- Area of work located in Flood Hazard area.
- Portion of Garden center located in designated floodway, Flood development permit required as prior approval per 185-104.
- Tenant fit-out may constitute "substantial improvement" per 185-103.14

LAWRENCE TOWNSHIP
CONSTRUCTION DEPARTMENT

No Electrical Comments JM 9/29/2025

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 Tractor Supply Company, Lawrence Shopping Center Filed 11/7/2025

The proposal was reviewed by STAC.

- Arbor vitae trees have been doing exceptionally well at the Starbucks at Lawrence Shopping Center. The success of the evergreen thuja plicata trees contrasts with the limited success of other trees in the parking lot.
- Planting thuja plicata "Green Giant" at the south outer edge of the Tractor Supply lot might be better than the proposed plantings, especially if the soil containing ceramic shards is entirely removed and replaced. Evergreens would add four-season interest, block strong winds, etc.
- The planting proposal has too many red maple trees. These are already the most common tree in Lawrence and Central NJ. Also, we doubt that red maples will do well in the parking lot full of sharp ceramic shards.
- Additional trees and green open space provide cooling. Planting a few additional trees in the asphalt area on the west side of the building would help to mitigate the urban "heat island" effect that currently blights that area during the summer months.
- The Township's Trails and Open Space Committee on 11/05/2025 recommended that the planning board condition any approval on the conveyance of the portion of Block 2001, Lot 2.01 that is south of Shabakunk Creek to Lawrence Township for preservation as Open Space. If the applicant is unable to comply, at a minimum the committee asks that the planning board require the provision of a 20' wide trail easement to the township that provides the crucial trail connection between Shabakunk Park and Brunswick Pike.

-- Respectfully submitted, David Bosted, STAC Chair

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

Date: October 2, 2025
To: James Parvesse, P.E., Municipal Engineer
From: Keith Levine

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"/>	Minor Site Plan

PROJECT NAME: Tractor Supply at Lawrence Shopping Center

LOCATION: 2495 Brunswick Pike

BLOCK: 2001 LOT # 2.01 PR# NA

OWNER: Lawrence Shopping Center Associates, LLC Phone: 212-629-4592

ENGINEER/ARCHITECT: Dynamic Engineering

ADDRESS: 40 Main St, 3rd Fl
Toms River, NJ 08753 PHONE: 732-678-0000

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS: For DE plans dated 7/11/2025:

- 1- It appears that a portion of the existing Burlington store will be impacted. Provide details on changes that may impact the Burlington store such as bathroom relocation, etc.
- 2- A "bailer" is identified as Item 25 on Sheet A1.0; however, its location is not shown on the plans.
- 3- It appears that several architectural sheets, including Sheet A1.0a is missing. Please provide along with any other missing sheets as may be relevant.
- 4- Since the facility is likely to be selling poultry they must obtain a permit from the NJ Dept of Agriculture to do so and provide a copy of same to the LTHD prior to opening and as necessary going forward.
- 5- Facility shall provide a copy of the attached Lawrence Township Home Agricultural Permit Application and associated Ordinance #2251-16 to Lawrence Township residents who purchase poultry from the facility.
- 6- Facility shall comply with state and local animal biosecurity and record keeping requirements.
- 7- Construction activities shall be in accordance with the Lawrence Township Noise Ordinance and NJDEP Anti-idling regulations.


John R. Sullivan, REHS


Keith Levine, Health Officer



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF AGRICULTURE
PO Box 400
TRENTON NJ 08625-0400

EDWARD D. WENGRYN
Secretary

TAHESHA L. WAY
Lieutenant Governor

Permit Application for Selling Chicks

Name of Business: _____

Name of Contact Person: _____ Date: _____

Telephone #: () _____ Fax #: () _____

Please complete the attached Site Information Sheet. This sheet can be replicated for businesses with more than 3 sites. A permit number must be issued for each site selling chicks. The application fee per site equals \$5.00 per day for each day chicks are offered for sale.

Please complete, sign and return this page, along with the completed Site Information Sheet(s), and a check or money order payable to the New Jersey Department of Agriculture (NJDA). The mailing address is:

NJDA
Division of Animal Health
PO Box 400
Trenton, NJ 08625-0400

Following receipt of the completed Permit Application, Site Information Sheet(s) and check or money order, the Site Information Sheet(s) will be returned to the contact person via fax with permit numbers noted for each site.

By signing below, the contact person agrees to notify all site managers of the following:

- The applicant agrees chicks will be sold for agricultural purposes only – not as household domestic pets.
- The applicant agrees chicks that have been dyed or artificially colored will not be sold, displayed or given away.
- The applicant agrees chicks shall be treated in compliance with N.J.A.C. 2:8, Humane Treatment of Domestic Livestock. Available on the web under Regulatory Information at:
<http://www.state.nj.us/agriculture/divisions/ah/>

Signature of Contact Person: _____

TOWNSHIP OF LAWRENCE
Zoning Office
2207 Lawrence Road
Lawrence Township, NJ 08648

Must Apply to own
Chickens
in Lawrence Twp.

HOME AGRICULTURE APPLICATION – Fee: \$25.00*

*The required fee must be submitted with the application

DATE: _____

PROPERTY OWNER: _____

PROPERTY ADDRESS: _____

PHONE: _____ E-mail: _____

BLOCK: _____ LOT NO.: _____

Signature of Property Owner

(applicant hereby acknowledges and agrees to requirements listed below):

Home agriculture is permitted in all residential zones and must meet the following provisions found in §429.H of the Land Development Ordinance:

1. Home agriculture activities shall be confined to side or rear yards, except that chicken raising and keeping shall be confined to the rear yard, only.
2. Home agriculture activities shall not interfere with lot drainage swales and septic fields.
3. The following requirements shall pertain to the raising and keeping of chickens:
 - a. Prior to the raising and keeping of chickens, the occupant shall obtain a zoning permit. The Zoning Officer shall have the right of periodic entry upon the premises for determining compliance with these regulations.
 - b. The number of chickens permitted on the premises shall be limited by the size of the residential lot as indicated in the following table:

No. of Chickens	Minimum Lot Size
2	5,000 sf.
3	10,000 sf.
4	15,000 sf.
5	30,000 sf.
6	40,000 sf.

No chickens shall be permitted on a lot of less than 5,000 sf.

State of New Jersey
Township of Lawrence

Ordinance No. 2251-16

**ORDINANCE AMENDING THE
LAND USE ORDINANCE
OF THE TOWNSHIP OF LAWRENCE
TO REVISE SECTIONS 201, 400 AND 428
TO ADD HOME AGRICULTURE**

WHEREAS, the Township Council of the Township of Lawrence, a municipal corporation in the County of Mercer, State of New Jersey, finds that the public health, safety, morals, and general welfare of the community shall be promoted by the revision and amendment of the Land Use Ordinance of the Township pertaining to Section 201 entitled Definitions, Section 400 entitled General Regulations and Permitted Modifications, and Section 428, entitled Additional Requirements for Residential Uses; and

WHEREAS, the Planning Board of the Township of Lawrence has adopted a Master Plan that comprehensively provides for the appropriate use, regulation and development of lands in the Township in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, the Municipal Land Use Law at *N.J.S.A. 40:55D-62a* requires substantial consistency of the provisions regulating zoning and land use with the adopted Master Plan; however, a governing body may adopt a zoning ordinance or zoning map wholly or partly inconsistent with such land use plan element provided that the reasons for so doing are set forth in a resolution and recorded in its minutes; and

WHEREAS, the Planning Board has determined that the revisions and amendments to the Land Use Ordinance are not inconsistent with the Master Plan since it is silent with regard to the land use issues governing home agriculture, represent sound land use regulation and therefore favorably recommends to the Township Council that the regulations pertaining to Sections 201, 400 and 428 be so amended; and

WHEREAS, this Ordinance does not involve a classification or boundary change requiring public notice to property owners under *N.J.S.A. 40:55D-62.1*.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Lawrence that the Land Use Ordinance be hereby amended as follows:

Section 1. §201, Definitions, shall be revised to add a definition of Home Agriculture as follows:

HOME AGRICULTURE – The production for household use or consumption of plants, fruit, honey, eggs and chickens, but not to include animal breeding or the slaughtering of chickens.

Section 2. §400.H, Accessory Buildings, shall be revised to amend sub-paragraph -3, Distance between adjacent buildings, to read as follows:

3. **Distance between adjacent buildings.** The minimum distance between an accessory building and any other building(s) on the same lot shall be as prescribed in Article IV except that no poultry or livestock shelter shall be erected closer than 100 feet to any dwelling or lot line, except when part of a home agriculture use.

Section 3. §428, Additional Requirements for Residential Uses, shall be revised to re-letter paragraph -H, Home Occupation, as letter "I"; paragraph -I, Off-Street Parking and Private Garages, as letter "J"; paragraph -J, Outdoor Recreational Facilities, letter "K"; paragraph -K, Parking of Trucks and Buses in Residential Zones, letter "L"; paragraph -L, Recreational Vehicle Storage, letter "M" which shall replace existing reserved paragraph -M.

Section 4. §428, Additional Requirements for Residential Uses, shall be revised to add paragraph H, Home Agriculture, as follows:

- H. Home Agriculture.** In any residential district or on any residentially used parcel where an agricultural use is otherwise not permitted, home agriculture shall be permitted as an accessory use in accordance with the provisions in this subsection. In the event the occupant or occupants hold only a leasehold right to the use of the property, the lessee shall obtain written permission of the lessor prior to commencing home agriculture.
1. **Home agriculture activities shall be confined to side or rear yards, except that chicken raising and keeping shall be confined to the rear yard, only.**
 2. **Home agriculture activities shall not interfere with lot drainage swales and septic fields.**
 3. **The following requirements shall pertain to the raising and keeping of chickens:**
 - a. **Prior to the raising and keeping of chickens, the occupant shall obtain a zoning permit. The Zoning Officer shall have the right of periodic entry upon the premises for determining compliance with these regulations.**
 - b. **The number of chickens permitted on the premises shall be limited by the size of the residential lot as indicated in the following table:**

Must be able to satisfy for Ducks

No. of Chickens	Minimum Lot Size
2	5,000 sf.
3	10,000 sf.
4	15,000 sf.
5	30,000 sf.
6	40,000 sf.

1 acre is
43,560 sf

No chickens shall be permitted on a lot of less than 5,000 sf.

- c. All chickens kept on residential lots shall be hens. In the event that un-sexed hatchings or fertilized eggs are male, such chicken shall be removed from the premises before they turn 3 months of age or first begin crowing, whichever occurs first. Failure to remove such chicken shall be grounds for the revocation of the zoning permit and removal of all chickens from the premises.
- d. All chickens shall be housed and maintained in a humane manner and in accordance with good agricultural practice. The premises shall be kept in a clean and sanitary manner at all times. Each chicken raising and keeping area shall be free from vermin and rodent infestation. The Animal Control Officer and Health Officer shall have the right of entry to determine compliance with these regulations.
- e. Chickens shall be sheltered in a chicken coop that has a minimum square footage of 6 sf. and 2 sf. per chicken, whichever is greater in size. No chicken coop shall exceed the floor area size limitation for tool sheds in §428.0. The chicken coop shall be fully enclosed. The chicken coop shall not be taller than 6 feet above the ground surface. Chicken coops shall comply with the accessory structure setbacks from the zoning district, but in no event shall the setback be less than 10 feet from any property line or habitable structure on the same lot or 30 feet from a habitable structure on an adjacent lot. Chicken coops shall be kept in good repair, have waterproof roofs and walls, be adequately lighted by natural or artificial means, and be ventilated.
- f. A fenced chicken run of up to 6 feet in height that meets the same setback standards for the chicken coop shall be permitted. Chicken runs shall be a minimum size of 100 sf. and a maximum size of 400 sf.

Section 5. Continuation. In all other respects, the Land Use Ordinance of the Township of Lawrence shall remain unchanged.

Section 6. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Land Use Ordinance as a whole, or any other part thereof.

Section 7. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 8. Enactment. This Ordinance shall take effect upon the filing thereof with the Mercer County Planning Board after final passage, adoption, and publication by the Township Clerk of the Township of Lawrence in the manner prescribed by law.

Adopted: December 6, 2016

RECORD OF VOTE

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Bobbitt				X			
Mr. Kownacki	X						
Ms. Lewis	X					X	
Mr. Powers	X						X
Mayor Maffei	X						

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM:  Jennifer Lech, Account Clerk
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: September 22, 2025

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

Application No(s):	SP-5/25
Application Name:	Lawrence Shopping Center Associates (Tractor Supply)
Street Address:	2495 Brunswick Pike
Tax Map Page(s):	20.01
Block:	2001
Lot(s):	2.01

Thank you for your anticipated assistance and response.

JRL
g:\engineering\tax request.doc



*Taxes are current
Sewer due 10/15/25*


Tax Collector

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
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: Minor Site Plan w/ Bulk Variance Application No. SP-5/25
Lawrence Shopping Center Associates, LLC. (Tractor Supply) 2495 Brunswick Pike
Tax Map Page 20.01, Block 2001, Lot 2.01

DATE: September 19, 2025

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

- Application No. SP-5/25 and Supporting Documents
- Site Plans, revision dated August 25, 2025
- Architectural Plans, dated July 7, 2025

This application is scheduled for review by the Planning Board at the meeting to be held Monday, November 17, 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than November 7, 2025**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRL
M:\Planning Board\Applications\Lawrence Shopping Center Associates, LLC. SP-5.25\Distribution Letter.doc
Attachments

*Maintain Ave Consent Five Lane Signs
Marking around Building, Front, Side, Rear*


11/3/2025





To: Lawrence Township Planning Board

From: Environmental and Green Advisory Committee (EGAC)

Date: November 7, 2025

Re: Tractor Supply, Preliminary and Final Application

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.

SUMMARY

Although the project qualifies as a minor development, it is located in one of the Township's most heavily paved and heat-exposed areas, immediately north of Shabakunk Creek and within its regulated floodplain. The site drains toward Colonial Lake and then to the main-stem Shabakunk, which is impaired for bacteria, nutrients, and elevated temperature. As a result, even modest improvements to canopy, infiltration, and pollutant control can yield measurable local benefit.

The shopping center is an established commercial complex at the intersection of Brunswick Pike (U.S. Route 1) and Lake Drive, within the Shabakunk Creek subwatershed (HUC 02040201100020). The drainage area exceeds 30 percent impervious coverage—an impairment threshold documented in multiple NJDEP and Watershed Institute assessments.

Monitoring data from The Watershed Institute's StreamWatch program (stations COL1, SB5, and SC6) show frequent E. coli exceedances above the 235 CFU/100 mL recreation standard and recurring conductivity and temperature spikes following storms. These indicators point to cumulative impacts from heated and untreated runoff in this reach of the Shabakunk.

The subject pad is entirely paved and faces south and west, with long expanses of reflective asphalt and façade surface. Typical midsummer surface temperatures exceed 120 °F.

The Committee appreciates the applicant's reuse of an existing building and offers these recommendations as practical enhancements that benefit customers, neighbors, and downstream water quality alike.

SUMMARY OF RECOMMENDATIONS

Summary of Recommendations

1. Enhance canopy shade and diversity. Increase total tree plantings from three to approximately nine to achieve about 25–30% pavement shade within ten years. To diversify beyond the Township's existing red maple population, use a resilient mix of swamp white oak (*Quercus bicolor*), American elm (*Ulmus americana* 'Princeton' or 'New Harmony'), blackgum (*Nyssa sylvatica*), and hackberry (*Celtis occidentalis*).

2. Position the most heat- and salt-tolerant trees (oaks, hackberries) on the south and west edges of the site to shade the hottest pavement; locate blackgum near low areas or bioretention islands; and retain or substitute *Ilex glabra* in grouped plantings along drainage rims for evergreen structure. The north and east façades can accommodate more shade-adapted species such as sweetspire (*Itea virginica*) or summersweet (*Clethra alnifolia*) if additional shrubs are desired.
3. Bioretention retrofits. Convert two existing parking islands to shallow bioretention cells (18–24" deep) filled with soil mix (80% sand / 20% compost). Include small curb notches for inflow and plant interiors with native hydric perennials (*Iris versicolor*, *Carex vulpinoidea*, *Juncus effusus*, *Panicum virgatum*).
4. Soil and mulch improvements. Provide at least 300 cubic feet of uncompacted soil per tree with two curb openings per pit. Amend all beds with compost and specify natural, double-shredded mulch (no dyes or fabric) with mulch-free tree wells.
5. Site operations and housekeeping. Add notes confirming that all fertilizers, soils, and live-goods are stored under cover with spill-response materials and that no wash-down water is discharged to storm drains. Maintain covered dumpsters and a winter salt plan (≤ 120 lb/acre/storm) with calibrated application and recordkeeping.
6. Lighting. Use full-cutoff fixtures at ≤ 3000 K color temperature and include time-clock or photocell controls for dimming after hours.
7. Sustainable design opportunities. Provide EV-ready conduit for future charging, solar-ready electrical capacity for the tenant space, and use leaf mulch or recycled aggregates for landscape beds where feasible.
8. Master Plan context. Note the site's proximity to the planned Shabakunk Trail corridor identified in the Township's 2019 Circulation Plan Element as part of future greenway connectivity.

Landscape & Heat-Island Performance

The Sheet 07 Landscape Plan proposes limited plantings around the fenced yard and storefront. Three *Acer rubrum* 'October Glory' red maples are shown as canopy trees, with groupings of *Ilex glabra* 'Shamrock' (Inkberry Holly), *Kalmia latifolia* 'Elf' (Mountain Laurel), and *Hamamelis vernalis* 'Amethyst' (Vernal Witch-hazel) as shrubs. No groundcovers, meadows, or bioretention palettes are identified. While this palette provides basic screening, several of the listed hybrids are unlikely to thrive in the site's open, sun-exposed, and compacted conditions, and the overall canopy coverage will remain minimal.

Lawrence Township already contains an abundance of red per the Tree Inventory. To strengthen long-term diversity and resilience, EGAC recommends substituting a varied mix of heat-, drought-, and salt-tolerant native canopy trees such as swamp white oak (*Quercus bicolor*), American elm (*Ulmus americana* 'Princeton' or 'New Harmony'), blackgum (*Nyssa sylvatica*), and hackberry (*Celtis occidentalis*). These species perform well in commercial retrofits, provide equal or better shade than maples, and expand the township's overall species mix. A combination of roughly nine trees—three swamp white oaks, two elms, two blackgums, and two hackberries—would achieve the desired canopy variety and meet the regional 25–30 percent shade benchmark often used in redevelopment reviews.

The site's southern and western exposures experience the highest pavement temperatures and salt spray. These edges should receive the most heat- and drought-tolerant trees and shrubs—swamp white oaks and hackberries in the islands, blackgums near bioretention areas, and inkberry holly grouped along drainage rims for evergreen structure. The northern and eastern façades, which receive partial shade and reduced heat, are suitable for *Kalmia* or *Hamamelis* if the applicant wishes to retain a few specimens, though straight-species alternatives such as sweetspire (*Itea virginica*) or summersweet (*Clethra alnifolia*) would offer better adaptability.

To ensure long-term survival, tree pits should provide at least 300 cubic feet of uncompacted soil each (for example, 6 × 10 × 5 feet) with two curb openings to connect rooting zones. Across all beds, incorporate compost amendment and specify natural, double-shredded mulch without dyes or plastic fabric. A mulch-free ring around each trunk will prevent root rot and improve infiltration.

By diversifying canopy species, matching plants to sun and soil conditions, and enlarging root zones within existing curbs, the site can achieve lasting shade, lower surface temperatures, and visible aesthetic improvement—without altering layout or circulation.

Simple Green-Infrastructure Retrofits

No stormwater retrofits are proposed. First-flush runoff from the hottest pavement reaches existing inlets without filtration or cooling.

Convert two existing landscape islands nearest the storefront drive aisles into shallow bioretention cells by excavating 18–24" and backfilling with standard bioretention soil (≈80% sand / 20% compost). Add two or three small curb notches per island to capture the first inch of runoff. Plant the island interiors with straight-native hydric perennials (for example, blue flag iris, fox sedge, soft rush, and a band of switchgrass at the drier rim) and use the already-specified *Ilex glabra* as the evergreen perimeter. These compact cells cool and filter runoff, are easy to maintain, and fit entirely within current curbs—no circulation changes needed.

Operations & Good Housekeeping

The plan shows a fenced live-goods yard and a new dumpster pad.

Add a note that fertilizers, soils, and similar materials in the live-goods yard are stored under cover with spill-response materials on hand; include "no wash-down to storm drains." For winter, add a salt-application note (≤120 lb/acre/storm), covered storage, and staff calibration records. These are straightforward, low-cost clarifications that prevent common nonpoint-source problems.

Lighting & Night Sky

Use full-cutoff luminaires at ≤3000 K correlated color temperature, and add automatic dimming or shut-off after business hours. This reduces glare to nearby homes and wetlands, lowers energy use, and supports habitat.

Sustainable Design Suggestions

Although the Township's Sustainable Design Checklist chiefly applies to major residential projects, a few voluntary steps fit well here: run EV-ready conduit to a small number of spaces for future charging; specify solar-ready electrical for the tenant space; and use leaf mulch or recycled aggregates in place of dyed wood mulch. These are low-cost options that align the project with Township climate and resilience goals.

Master Plan Context – Circulation Plan Element (Bicycle & Pedestrian Plan)

The Township's 2019 Circulation Plan Element – Bicycle & Pedestrian Plan identifies a future Shabakunk Trail corridor that passes through the southern portion of the Lawrence Shopping Center property. While the proposed Tractor Supply redevelopment lies outside the mapped alignment, its location near Shabakunk Creek places it within the area envisioned for future trail connectivity between Shabakunk Park and Lake Drive. This information provides planning context for how site reuse within the shopping center supports long-term goals for improved pedestrian and greenway connections identified in the Township's adopted Master Plan.



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