

April 15, 2021
Via FedEx Overnight & Email w/ Enc.

Township of Lawrence Engineering Department
2207 Lawrence Road
Lawrence Township, NJ 08648

Attn: Brenda Kraemer, PE

**RE: RPM Development, LLC
Proposed Residential Development
Block 2001, Lots 3, 60-66 & 68
2495 Brunswick Pike (AKA Alt Route 1)
Township of Lawrence
Mercer County, NJ
DEC# 1279-99-010
Bulk Variance Application # ZB-3/19**

Dear Ms. Kraemer,

On behalf of the applicant, RPM Development, LLC, enclosed please find the following documents for review by the Township of Lawrence in anticipation of the April 28, 2021 Zoning Board of Adjustment Hearing for the above referenced project:

- Twenty-five (25) copies of the correspondence from Ryan P. Kennedy of Stevens & Lee, dated April 15, 2021;
- Twenty-five (25) copies of the Land Use Application Master Checklist and accompanying forms, revised April 2021;
- Twenty-five (25) copies of the Conceptual Site Plan 'E', prepared by our office, dated March 11, 2021, last revised April 15, 2021;
- One (1) USB flash drive containing the above referenced submission items.

The enclosed conceptual site plan has been prepared in consideration for the comments received from the Zoning Board members, Township professionals and public at the previous Zoning Board hearings regarding the above referenced project.

Below is a brief summary of the changes:

- A six (6) foot solid vinyl fence has been provided in the landscape area between the proposed residential development and the existing shopping center, which will provide additional buffering in addition to the previously proposed landscaping in this area. The fence will also

ameliorate the safety concerns that were discussed at the last Zoning Board hearing in regards to children accessing the loading area as it “funnels” pedestrians to the dedicated crosswalk area.

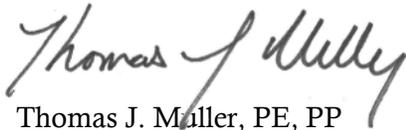
- An additional sidewalk has been provided to the east of the proposed driveway to enhance pedestrian accessibility to the site from Texas Avenue.
- The landscape area in the center of the residential development has been modified to provide an uncovered patio, two covered pavilions, and a covered bike rack. This area will also be landscaped with deciduous and perennial plants to provide an additional open space/recreational area on-site in addition to the previously proposed playground and dog park areas. The impervious surface ratio permitted in the HC zone is 0.70, whereas the proposed development proposes 0.54 impervious surface ratio, therefore exceeding the minimum open space requirement by approximately 16%.

We request that you please review the enclosed information in preparation for the Zoning Board of Adjustment Hearing on April 28, 2021 for the above referenced project.

Should you have any questions, comments, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Thomas J. Miller, PE, PP



Luiza P. Guazzelli

Enclosures

cc: Kevin Kavanaugh (w/ Enc. Via Email)
Justin Taylor (w/ Enc. Via Email)
Ryan Kennedy (w/ Enc. Via Email)
Charles Latini (w/ Enc. Via Email)
Anthony D'Agosta (w/ Enc. Via Email)
Craig M. Gianetti (w/ Enc. Via Email)