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HAND DELIVERED

November 15, 2021

James Parvesse, Secretary to Planning Board
Lawrence Township Municipal Building
2207 Lawrence Road
PO Box 6006
Lawrenceville, NJ 08648

Re: Rider University
Preliminary and Final Site Plan Application with Sign Variance for
Additions and Renovations to Alumni Gymnasium and Strength and Conditioning Center
Block 2801, Lot 24 Application No. SP-5 /21

Dear Mr. Parvesse:

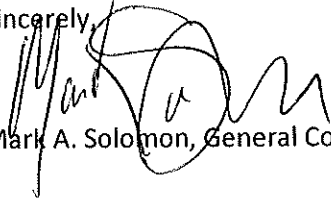
Please accept one (1) copy each of the following materials in support of Rider University's Preliminary and Final Major Site Plan application for additions and renovations to Rider's Alumni Gymnasium and Practice Facility consisting of approximately 11,000 square feet:

1. Completed Application Forms including: Land Use Application Master Checklist with Certifications, Bulk Variance (Signage) Form, Contribution Disclosure Statements of Rider University, Van Note-Harvey Associates, Inc., and Spiezle Architectural Group, Inc., and Property Owner's List Request Form;
2. Project Narrative;
3. Sign Variance Addendum;
4. Submission Waiver Summary;
5. Full size set of Preliminary / Final Major Site Plans prepared by Van Note-Harvey Associates, Inc. and Architectural, Lighting and Landscape Plans prepared by Spiezle Architectural Group, Inc., all dated 9/17/21;
6. Engineering Report, prepared by Van Note-Harvey Associates, Inc. dated September 17, 2021;

7. Stormwater Management Measures - Maintenance Plan & Field Measures, prepared by Van Note-Harvey Associates, Inc. dated September 17, 2021; and
8. USB with digital copies of the above listed materials.

Please advise me of any additional information or materials that are required for the application to be deemed complete for Planning Board review. If you have any questions, please do not hesitate to contact Tom O'Shea at 609-987-2323 x 154, or me at 609-895-5653. Thank you for your assistance with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Solomon', written over a circular stamp or seal.

Mark A. Solomon, General Counsel & VP for Legal Affairs, Rider University

cc: Rider University, Mike Reca, via email
Van Note-Harvey Associates, Inc., via email
Spiezle Architectural Group, Inc., via email

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

Land Use Application Master Checklist

Name of Applicant: Rider University

Block No. 2801 **Lot No(s)** 24

- | | |
|--|-----------------------|
| Required for all applications: | Complete form: |
| <input checked="" type="checkbox"/> General Information | Form G-1 |
| <input checked="" type="checkbox"/> Certifications | Form C-1 |
| <input checked="" type="checkbox"/> Taxpayer Identification number & certification | IRS form W-9 |

- Type of approval sought (check all as appropriate):**
- | | |
|---|-----------|
| <input type="checkbox"/> Appeal from decision of Administrative Officer | Form A-1 |
| <input type="checkbox"/> Bulk Variance (parcel) | Form B-1 |
| <input checked="" type="checkbox"/> Bulk Variance (signage) | Form B-2 |
| <input type="checkbox"/> Bulk Variance (homeowner) | Form B-3 |
| <input checked="" type="checkbox"/> Contribution Disclosure Statement | Form DS-1 |
| <input type="checkbox"/> Conditional Use | N/A |
| <input type="checkbox"/> Informal | N/A |
| <input type="checkbox"/> Interpretation | N/A |
| <input type="checkbox"/> Lot Consolidation | N/A |
| <input type="checkbox"/> Site Plan, Informal | N/A |
| <input type="checkbox"/> Site Plan, Waiver | N/A |
| <input type="checkbox"/> Site Plan, Minor | N/A |
| <input checked="" type="checkbox"/> Site Plan, Preliminary Major | N/A |
| <input checked="" type="checkbox"/> Site Plan, Final Major | N/A |
| <input type="checkbox"/> Subdivision, Minor | N/A |
| <input type="checkbox"/> Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> Subdivision, Final Major | N/A |
| <input type="checkbox"/> Use Variance | Form U-1 |
| <input type="checkbox"/> Other (specify) | N/A |

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
Preliminary/Final Major Site plans prepared by Van Note-Harvey Associates, Inc. 9/17/21	1
Engineering Report plan prepared by Van Note-Harvey Associates, Inc. 9/17/21	1
Stormwater Management Measures, Maintenance Plan and Field Manuals 9/17/21	1
Landscape, Architectural and Lighting plans prepared by Spiezle Architectural Group, Inc. 9/17/21	1

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

Michael Reca, Rider University, VP Facilities and University Operations, 2083 Lawrenceville Rd. Lawrenceville, NJ 08648

Thomas O'Shea, PE – Van Note-Harvey Associates, Inc., 103 College Road East, Princeton, NJ 08540

John F. Wright, AIA – Spiezle Architectural Group, Inc., 1395 Yardville Hamilton Square Road, Suite 2A Hamilton, NJ 08691

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name Rider University Phone 609-896-5000 x 7113
Address 2083 Lawrenceville Road Fax 609-895-5681
Lawrenceville, NJ 08648 Email reca@rider.edu

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

Name Rider University Phone 609-896-5000 x 7113
Address 2083 Lawrenceville Road Fax 609-895-5681
Lawrenceville, NJ 08648 Email reca@rider.edu

3. Attorney (where applicable):

Name Mark A. Solomon, General Counsel & VP Phone 609-895-5653
Address Rider University Fax 609-895-5681
2083 Lawrenceville Road Email masolomon@rider.edu
Lawrenceville, NJ 08648

4. Engineer (where applicable):

Name Tom O'Shea Phone 609-987-2323 x154
Address Van Note-Harvey Associates, Inc. Fax 609-987-0005
103 College Road East Email t.oshea@vannoteharvey.com
Princeton, NJ 08540

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

The Applicant is a not-for-profit corporation
There are no shareholders of 10% or more

6. Location of Land:

Lot No(s) 24 Block(s) 2801 Tax Map Pg(s) 28.02, 28.03 & 28.04
Street(s) Lawrenceville Road (Rt. 206)

7. Zoning designation of parcel (see Zoning Map): EG1


8. Name of proposed development: Additions & Renovations to Alumni Gymnasium and Strength & Conditioning Center

Township of Lawrence
Mercer County NJ
Department of Community Development

Certifications

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature  Date 10/28/21
Rider University
(Print or type name)
By: Michael F. Reca
Vice President for Facilities and University Operations

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

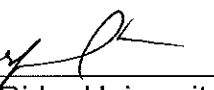
I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature _____ Date _____

(Print or type name)


Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature  Date 10/28/21
Rider University
(Print or type name)
By: Michael F. Reca
Vice President for Facilities and University Operations

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature  Date 10/21/21
Rider University
(Print or type name)
By: Michael F. Reca
Vice President for Facilities and University Operations

Township of Lawrence
Mercer County NJ
Department of Community Development
Bulk Variance (Signage)

Existing and proposed signage requirements as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number				
Area	SF	SF	SF	SF
Setback	FT	FT	FT	FT
Height	FT	FT	FT	FT
Façade Sign	YES; EGI			
Number	1	2	2	1
Area	40 SF	SF	SF	SF
Vestibule Sign		32.6 SF	47 SF	7 SF
South Elevation Sign		East Elevation 375 SF *	79 SF	39 SF

Mark any pre-existing variance with an “ * ”.

RIDER UNIVERSITY

PROJECT NARRATIVE FOR ADDITIONS AND RENOVATIONS TO ALUMNI GYMNASIUM AND STRENGTH AND CONDITIONING CENTER

Rider University requests Preliminary and Final Site Plan Approval, with sign variances, for the construction of additions and renovations to Rider's Alumni Gym and Strength and Conditioning Center in three phases as follows:

Phase 1 – Strength and Conditioning Center addition of 5,920 SF

Phase 2A – Alumni Gym addition of 4,612 SF

Phase 2B – Alumni Gym Entry Vestibule addition of 312 SF

Phase 3 – 200kW Generator adjacent to Practice Facility

The project will be funded entirely from donor gifts. Rider therefore requests that the Phases be approved for construction independent of each other and in any sequence the University may determine as funding becomes available.

The Strength and Conditioning Center addition proposes a disturbance area of 19,150 sf/0.44 ac. The Alumni Gym & Vestibule Addition proposes a disturbance of 17,390 sf/0.40 ac. Rider proposes to remove pavement in its South Parking Lot so that no increase in impervious surface results from the project.

A sign is proposed for the Vestibule addition (Rider Alumni Gymnasium) and on the south elevation of the Practice Facility (*RBronc*).

The “Rider Alumni Gymnasium” sign is 47 sf and will replace the existing “Alumni Gymnasium” sign of 32.6 sf. Rider proposes the message of this sign as a temporary placeholder for purposes of this application. Rider's intention is for the actual sign to be a donor name or names in a sign of the same or smaller size. No lighting is proposed.

The *RBronc* logo sign proposed for the south elevation of Practice Facility is 79 sf. It replaces a similar previously approved sign of 375 sf on the east façade which was removed in January 2020. The sign will be lit by a wall mounted fixture.

Both signs are sized to scale with the facade on which they are located. Small variances are requested as to size, and, if required, for the number of signs.

No new parking is proposed as adequate parking exists adjacent to the facilities.

RIDER UNIVERSITY

PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL FOR ALUMNI GYMNASIUM ADDITIONS & RENOVATIONS AND STRENGTH AND CONDITIONING CENTER

SIGN VARIANCE ADDENDUM

As described in the Project Narrative, this application for additions and renovations to Rider's Alumni Gymnasium proposes two signs, one on the proposed north-facing vestibule addition to Alumni Gymnasium and one on the south façade of the proposed Strength and Conditioning Center.

Section 535.AA.4. of the Lawrence Township Land Use Ordinance allows one façade sign per building in accordance with §535.Q, not to exceed 40 square feet in the EGI Zone District.

Pursuant to NJSA 40: 55D-60.a. and Lawrence Township Land Use Ordinance §601G.1., the Planning Board is authorized to grant a variance relating to a specific piece of property where the purposes of the Municipal Land Use Law would be advanced by a deviation from the Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

Rider requests relief from the Ordinance limit of one façade sign per building to allow two signs, one on the north facing vestibule addition and one on the south façade, and to allow the signs to exceed 40 square feet. The 47 sf vestibule sign faces the main campus mall, replaces an existing sign and is sized to appropriately scale with the building façade and to allow sufficient space for a naming opportunity. A variance of 7 sf is requested. The south facing 79 sf logo sign faces the South Parking Lot, and replaces a much larger (375 sf) previously approved and previously existing similar logo sign on the east facade. A variance of 39 sf is requested. This sign also is sized to appropriately scale with the building façade. As a matter of construction, the Strength and Conditioning Center is its own building. Both signs are internal to the campus and cannot be seen from any public roadway.

With regard to the positive criteria of the statute and ordinance, the signs advance Purposes a. (promote the general welfare) and i. (promote a desirable visual environment) of the Municipal Land Use Law. The vestibule sign provides wayfinding information and contributes to creating a sense of place. The logo sign

creates visual interest and is aesthetically more pleasing than a blank expanse. It too contributes to creating a sense of place.

It is noted that §535.Q.1. of the Ordinance limits sign size to 5% of the total façade area. If that were the limiting restriction rather than the 40 sf of §535.AA., the vestibule sign could be 294.2 sf rather than the 47 sf proposed (façade is 5,884 sf) and the logo sign could be 86.8 sf rather than the 79 sf proposed (façade is 1,736 sf).

With regard to the negative criteria of the statute and ordinance, Rider sees no detriment, substantial or otherwise, to the zone plan and Ordinance from granting the requested variances. The signs are internal to the campus, they replace existing signs and they are proportional to the spaces they occupy.

RIDER UNIVERSITY

PRELIMINARY AND FINAL SITE PLAN APPLICATION FOR ADDITIONS & RENOVATIONS TO
ALUMNI GYMNASIUM AND STRENGTH AND CONDITIONING CENTER

SUBMISSION WAIVERS FOR APPLICATION SP-_____

In connection with this application, Rider requests waivers from the following items on the Land Use Application Submission Checklist:

Checklist item 35

From the requirement to provide a map and report by a qualified wetlands specialist. The Engineering Report submitted with the application confirms that the subject area is previously disturbed and no wetlands are present in the project vicinity.

Checklist item 52

From the requirement to provide a solid waste management plan. The project will generate small amounts of waste and recyclables which will be collected and stored in the building and transported off-campus by existing licensed haulers.

Checklist item 59

From the requirement to submit an Environmental Impact Statement because this is a small project limited to an already developed portion of the Rider campus. The application materials include an Engineering Report, and a Stormwater Management manual, which collectively address the relatively minor environmental impacts resulting from the Project.

Checklist item 60

If required, from the requirement to submit a Community Impact Statement. Section 813A of the Lawrence Township Ordinance only requires Community Impact Statements for site plan approval of projects of 50,000 gross square feet of floor area. In addition, this project is not expected to have any impact on municipal facilities and services.

Checklist item 61

From the requirement to submit a Circulation Impact Statement because this is a relatively small improvement on an existing college campus and changes are all internal to the campus. No road, driveway or access changes are proposed. Adequate facilities exist on campus for parking and circulation.

In addition to the above and to the extent necessary, Rider requests a waiver for the following items which Rider believes are not applicable to this application: 12 (certification blocks), 13 (monuments), 23 (ROW dimensions), 24 (lot areas), 25 (delineation of deed restrictions or covenants), 26 (area dedicated to public use), 27 (development stages), 47 (road profiles), 48 (proposed street names), and 49 (new block and lot numbers).