

Applicant: Sandy Wang Minor Subdivision (Coolidge Avenue)

Appl. No.: S-1/18

**REFERRALS**

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	2/5/19		7/6/21	7/6/21	
b. Professional Planner	"		"	7/16/21	
c. Traffic Consultant					
d. Construction Official	"				
e. Shade Tree Advisory Comm.	"				
f. Health Officer	"			9/4/19	
g. Tax Collector	"				
h. Public Safety	"			9/26/19	
i. Environ. Res. Committee					
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 Subdivision with Variance application No. S-1/18  
**Sandy Wang**, 94 Coolidge Avenue  
Tax Map Page 20.01, Block 2007, Lots 23.01 & 27.01

DATE: July 6, 2021

**General:**

The applicant has requested Minor Subdivision approval to create one (1) new building lot on an unimproved section of Coolidge Avenue (east of the Foch Avenue intersection). Roadway improvements will be installed along the frontage of the new lot. There are several technical issues that shall be addressed, specifically with respect to the extension of improvements as follows:

**Detailed Report:**

1.00. Site Layout

1.01 The existing dwelling has been extensively renovated over the past several years. Previously, a driveway access was provided on Foch Avenue and an existing garage on an adjacent property was designated for use. The garage will be used in the future as part of development of the adjacent property (Block 2007, Lots 1 – 4). The location of the existing / proposed driveway for Lot 27.01 is unclear on the current plan and shall be identified on the plan. The driveway connection to the garage on lots 1-4 should be removed. The proposed driveway must be a minimum of 5-feet from the property line.

1.02 The applicant has requested a waiver for the construction of sidewalk along the frontages of the property. There are limited sidewalk connections in the area of this property. Currently there are sidewalks along Texas Avenue and Hoover Avenue. In the future it appears likely that a sidewalk connection could be made along the west side of Foch Avenue between Hoover Avenue and Texas Avenue. Therefore, I have no objection to the waiver of sidewalk along the east side of Foch Avenue. The Board should consider sidewalk along the north side of Coolidge Avenue for these two lots since there is a potential for additional development to the east.

1.03 Deeds will be required for both lots. The existing dwelling will retain Lot 27.01; the new building lot is assigned Lot 23.01 with street address of 92 Coolidge Avenue. The property corner markers (iron pins) shall be set prior to signing of the new lot deeds.

1.04 A sight triangle area shall be provided on Lot 27.01 and shall be included in the deed as a use-restricted area.

2.00 Site Improvements

2.01 The limits of new pavement shall be clarified based on the below comments. The improvements must extend to the developed portion of Lot 23.01 (75' minimum). In addition:

- a. The plans incorrectly label existing pavement to be removed, with new pavement proposed for only the roadway half width. The existing pavement to the south of the centerline of the roadway should be shown to remain. The 15' half width of the roadway along the property will be fully improved (paved with curb). Any damage to the existing roadway due to utilities must be properly repaired to Township standards. A transition area is also required for the existing driveway at 89 Coolidge Avenue and the southeasterly intersection at Foch Avenue and Coolidge Avenue.

2.01 Continued:

- b. Adequate turning area for trucks (garbage, delivery, mail, etc.) must be demonstrated. It may be necessary to utilize the proposed driveway and specify pavement thickness in accordance with local road standards.
- c. It will be necessary to post bonding for all improvements in the right-of-way. An engineer's estimate shall be submitted.
- d. All construction details shall be added to the plan. Note that in accordance with New Jersey Department of Environmental Protection stormwater regulations, the existing inlets must be retrofit due to proximity to new pavement.

2.02 The sump pump connection shall be shown and labeled to connect to the drywell system.

2.03 Electric shall be installed underground.

2.04 The proposed driveway on Lot 23.01 will exceed permitted slope of 4 percent. Justification for a design exception is required.

2.05 The architectural plans show the driveway on the right side of the proposed dwelling. The correct elevation views and floor plans shall be submitted.

2.06 Plot plan approval is required prior to construction. In addition, letters of available service from all utilities will be required.

2.07 The applicant will be responsible for installation costs for the new street light. Upon issuance of a Certificate of Occupancy, lighting costs will be paid by the Township.

JFP/sjs  
g:engineering/wang, sandy/review #4.doc

**Documents Reviewed:**

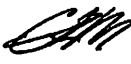

- Application No. S-1/18
- Stormwater Management Calculations, dated June 21, 2019
- Elevations, Sheet A – 5 of 5, dated August 2, 2018
- Foundation Plan, Sheet A3 of 5, dated August 2, 2018
- Minor Subdivision Plan, Sheet 1 of 1, dated July 9, 2019
- Plan & Profile and Construction Details, Sheet 2 of 2, dated July 9, 2019



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

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**To:** Lawrence Township Planning Board

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

**Re:** **Sandy Wang**  
**Minor Subdivision**  
Block 2007 Lots 23.01 & 27.01  
Coolidge Avenue  
R-4 Residential Zoning District  
Application S-1/18

**Date:** July 16, 2021

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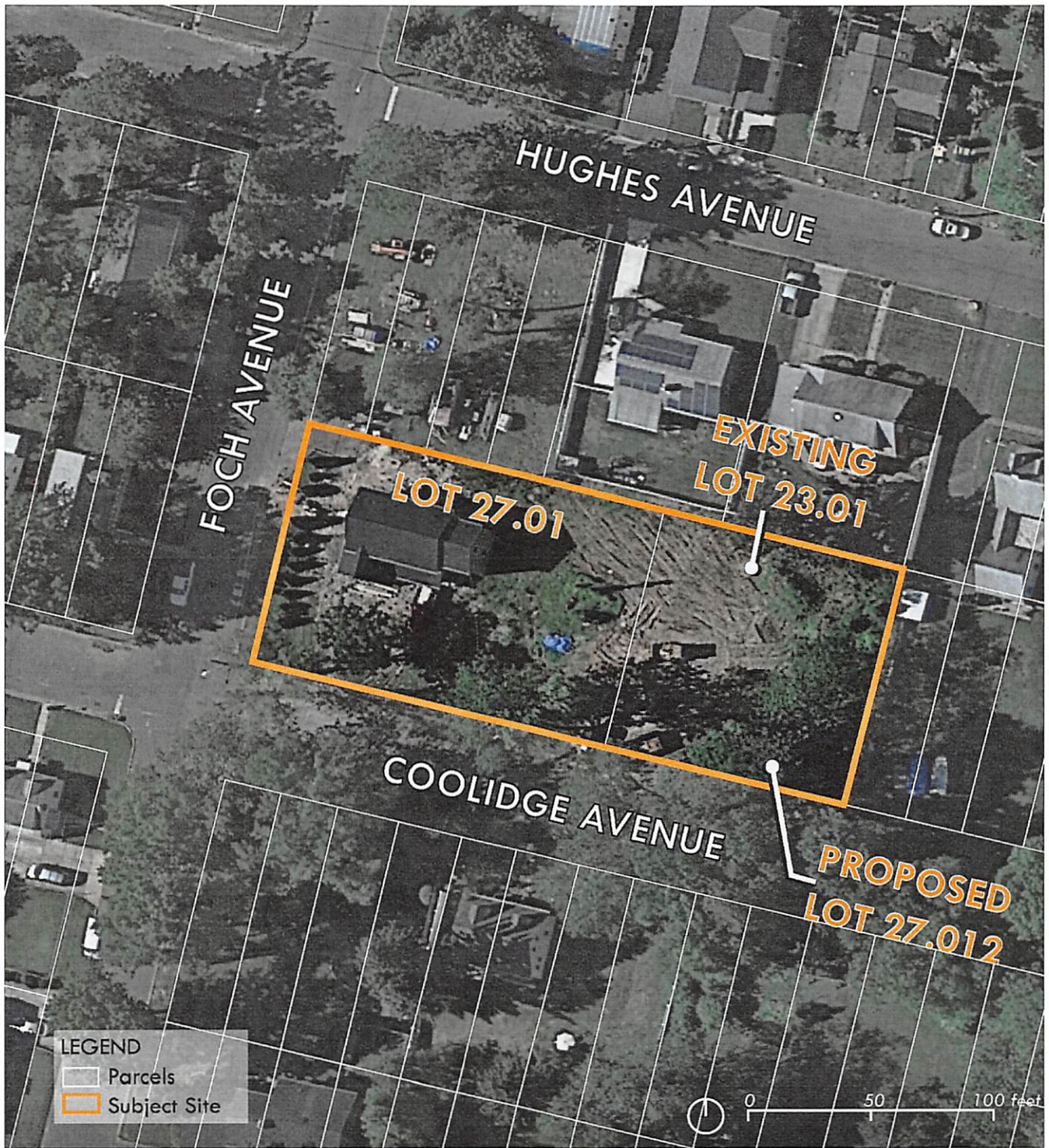
**1.0 Project Overview**

**1.1** The Applicant proposes to subdivide a portion of two lots to redistribute the lot area to create a new oversized lot. A two-story single-family dwelling is proposed to be constructed on new lot 27.012. The proposed lot will have 158 feet of frontage on Coolidge Avenue and will have an area of 15,800 square feet. No changes are proposed for the existing dwelling on Lot 27.01. A public water main and other utilities are proposed to be constructed on Coolidge Avenue. Other improvements include installation of a public water main and other utilities along Coolidge Avenue, curbing on the northside of Coolidge Avenue, and the widening of existing pavement.

**2.0 Site & Surrounding Area**

**2.1** This 25,000 square foot property is located at the northeast corner of Coolidge and Foch Avenues. Lot 27.01 is located at the corner of Coolidge and Foch Avenues, and it contains a recently constructed single-family home. Lot 23.01 is located to the east of Lot 27.01 on Coolidge Avenue, and it remains undeveloped. Along the Coolidge Avenue frontage, several mature trees exist.

**2.2** The surrounding neighborhood primarily consists of single-family homes, on lots ranging from 5,000 to 10,000 square feet. To the east of Foch Avenue, Coolidge Avenue is an un-improved dead end street. There is one existing single-family home on the south side of Coolidge where the existing pavement terminates. The site and surrounding area can be seen on the Aerial Map below.



POLICY  
PLANNING  
DESIGN

## 94 COOLIDGE AVENUE - SANDY WANG SUBDIVISION

BLOCK 2007 LOTS 23.01 & 27.01

TOWNSHIP OF LAWRENCE, MERCER COUNTY NJ

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



**3.0 Subdivision**

**3.1** The Applicant’s proposal involves off-tract improvements, which include the extension of the water and gas main in the Coolidge Avenue right-of-way. Widening of the Coolidge Avenue pavement and the installation of curbing on the north side of the road, are the other proposed off-tract improvements. We recommend that the Applicant be required to record a plat of the subdivision rather than a typical deed.

**4.0 Variances and Exceptions**

**4.1** The subject site is located within the Residential 4 (R-4) Zoning District. The R-4 District is primarily intended for single-family detached dwellings on lots of 7,500 square feet or larger.

**4.2** The Applicant may require bulk variance relief from the R-4 standards. Please see the following table for additional detail.

R-4 District Standards (§300 Attachment 13)				
	Required	Proposed Lot 27.01	Proposed Lot 27.012	Variance?
Min. Lot Area	7,500 s.f.	9,200 s.f.	15,800 s.f.	No
Min. Lot Width	60 ft.	92 ft.	158 ft.	No
Min. Lot Frontage	60 ft.	92 ft.	158 ft.	No
<b>Min. Front Yard</b>	<b>30 ft.</b>	<b>29.1 ft.</b>	30 ft.	<b>Yes</b>
Min. Side Yard	10 ft.	10.1 ft.	10 ft.	No
<b>Min. Rear Yard</b>	<b>35 ft.</b>	<b>25.6 ft.</b>	35 ft.	<b>Yes</b>
Max. Impervious Surface Ratio	.6	.196	.6	No
Min Usable Yard Area	25%	80.41%	25%	No
Neighborhood Context Distance	25%	25%	25%	No
Max. SFLA	2,643	2 times the average	2 times the average	No

**4.3** A front yard setback variance is required for the existing dwelling. Testimony should be provided regarding any approvals the existing single-family home on Lot 27.01 received. The front yard setback is not affected by the proposed subdivision and is cited as pre-existing condition on the minor subdivision plan.



- 4.4 A rear yard setback variance is required for the existing dwelling. Testimony should be provided regarding any approvals the existing single-family home on Lot 27.01 received. The rear yard setback is not affected by the proposed subdivision and is cited as pre-existing condition on the minor subdivision plan.
- 4.5 It appears the front porch of the proposed dwelling is within the front yard setback. The appropriate variance relief should be requested, or clarification regarding the proposed building footprint should be provided.
- 4.6 A variance to exceed the Maximum Square Footage of Living Area (SFLA) may be needed. Complete architectural plans, including detailed floor plans, should be provided to adequately determine if relief is needed.

**5.0 Site Plan Comments**

- 5.1 Along the property line with Lot 27.01 is an existing group of trees, please see the picture below. It appears there may be a conflict with the proposed driveway and existing trees. We suggest the Applicant preserve the existing trees. A tree protection zone, pursuant to §541E, should be depicted on the plot plan, along with any associated tree protection fencing.





- 5.2 The Applicant proposes street improvements on Coolidge Avenue, including the installation of new curbing and the widening of the road. We suggest the Applicant extend the improvements along the entirety of the proposed Lot 27.012 frontage.
- 5.3 Coolidge Avenue is currently a dead-end street, and the Applicant is not proposing a proper road termination. We suggest a hammerhead turnaround. We defer to the Board Engineer regarding street improvements on Coolidge Avenue.
- 5.4 It appears the building elevations and site plan depict the building footprint differently, clarification is required. The elevations depict the garage on the right side of the building, where the site plan depicts the garage and driveway on the left side.
- 5.5 Complete details and testimony should be provided regarding the proposed streetlight. A full cutoff fixture should be depicted and if LED is used, the color temperature should be between 3,000-3,500 ° Kelvin.
- 5.6 Per §525.C.2 large street trees are required to be spaced 40 feet apart. The Applicant is proposing 2 street trees along Foch Avenue, and 3 street trees along Coolidge Avenue. It appears more street trees are required.
- 5.7 The species of the proposed street trees should be specified and depicted on the Plans.
- 5.8 Adequate planting notes and details should be provided in accordance with Township standards.

**6.0 Materials Reviewed**

- 6.1 Application S-1/18
- 6.2 *Minor Subdivision Plan*, consisting of 2 sheets, prepared by Zenon T. Grybowski, PLZ, of Grybowski Group PC, dated July 9, 2019.
- 6.3 *Rodin Model Standard Elevation and Foundation Plan*, consisting of 2 sheets, prepared by Bishop & Smith, Architects, not to scale, dated August 2, 2018.

**7.0 Applicant Team**


- 7.1 Applicant: Xin Yu Wang (Sandy Wang) 92 Hughes Avenue, Lawrenceville, NJ 08648, 609-529-8133
- 7.2 Owner: 90 Coolidge Avenue LLC, c/o Sandy Wang (same as Applicant)
- 7.3 Attorney: Gary R. Backinoff, Esq. Kenny Chase & Costa, 34 Franklin Corner Road, Lawrenceville, NJ 08548, 609-844-0488, grb@backinoff.com
- 7.4 Engineer: Zenon T. Grybowski, Grybowski Group, 8 Eric Court, Lawrenceville, NJ 08648, 609-512-1643, grybowski@comcast.net



TOWNSHIP OF LAWRENCE

Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer  
Brian Slaugh, Planning Consultant  
Anthony J. Cermele, Construction Official  
Edward C. Tencza, Public Safety Coordinating Committee  
Environmental Resources Committee  
Shade Tree Advisory Committee  
Carol Chamberlain, Health Officer  
Edwin W. Schmierer, Planning Board Attorney

FROM: James F. Parvesse, P.E., Planning Board Secretary 

DATE: September 3, 2019

SUBJECT: Minor Subdivision w/ Variance Application No. S – 1/18  
Sandy Wang 94 Coolidge Avenue  
Tax Map Page 20.01, Block 2007, Lots 23.01 & 27.01

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

- Application and Supporting Documentation
- Architectural Plans
- Minor Subdivision Plans
- Stormwater Mangement Calculations (Asst. Engineer & ERC only)

This application is tentatively scheduled for review by the Planning Board at the regular meeting to be held Monday, October 7, 2019.


Please review these documents and submit your report to this office as soon as possible, but **no later than Friday, September 27, 2019**, so that reports may be provided to the applicant and Board members prior to the meeting.

JFP

Attachments

R:\Planning Board\Applications\Wang Sandy - 94 Coolidge\Dist Lettter 2.doc

*No issues with plans*

  
9-26-2019

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

RECEIVED

SEP - 4 2019

Date: September 4, 2019

ENGINEERING DEPT.

To: James Parvesse, P.E., Planning Board Secretary

From: Carol Chamberlain, Health Officer

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>Minor Subdivision</u>

PROJECT NAME: Sandy Wang

LOCATION: 94 Coolidge Avenue

BLOCK: 2007 LOT # 23.01 & 27.01 S-1/18

OWNER: Sandy Wang Phone: 609-529-8133

ENGINEER/ARCHITECT: Zenon Grybowski, Grybowski Group

ADDRESS: 8 Eric Court, Lawrence, New Jersey 08648  
PHONE: 609-512-1643

APPROVAL  DISAPPROVAL  APPROVAL WITH CONDITIONS

COMMENTS:

Public water service and public sewer service are available.

Carol Chamberlain  
Health Officer