

Applicant: Tricone Engineers, Inc.

Appl. No.: SP-8/23

## REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	5/13/24	6/24/24	5/20/25	6/9/25	
b. Professional Planner	5/13/24	7/15/24	"	7/9/25	
c. Traffic Consultant	5/13/24	7/15/24	"	6/16/25	
d. Construction Official	5/13/24	6/26/24	"	5/23/25	
e. Shade Tree Advisory Comm.	5/13/24	7/15/24	"	7/13/25	
f. Health Officer	5/13/24	5/30/24	"	5/23/25	
g. Tax Collector	5/13/24	5/13/24	"		
h. Public Safety	5/13/24	7/3/24	"	7/14/25	
i. Environ. Res. Committee	5/13/24	7/15/24	"	7/5/25	
j. Mercer County Planning Bd.		8/11/24	"		
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: Preliminary & Final Major Site Plan w/ Variance Application No. SP- 8/23  
**Tricone Engineers, Inc.**, Grovers Mill Road  
Tax Map Page 42.07, Block 4201.01, Lot 33.03

DATE: June 9, 2025

**General:**

The applicant has requested preliminary and final site plan approval for construction of eighty-five (85) townhouse and apartment units on Block 4201.01, Lot 33.03. The property is located in the AT-3 zone with site access from Mall Access Road. Several variances and design exceptions have been requested or are required.

The site is zoned for residential use and is included in the Housing Element and Fair Share plan with a 20% set-aside for affordable units. The site design has been revised several times to address concerns raised during initial review.

The primary issues are:

1. Site Layout – The property is 6.86 acres; however, over 3 acres is encumbered with wetlands and wetlands transition areas. Two four-story apartment buildings, one garden apartment building, two townhouse clusters have been shown. Several variances are required for setback issues and the infiltration basin elements.
2. Rooftop Decks – The architectural plans show use of the roof areas for decks on the apartment buildings and townhouse units. Per §429.C of the Land Use Ordinance, decks are not typically permitted on any floor higher than the first floor. Additional discussion is warranted.
3. Stormwater Management – Compliance with NJDEP 2023 Stormwater Regulations is required. Additional information is needed to verify the proposed design meets the requirements.

**Detailed Report:**

**1.00 Site Layout**

- 1.01 The current design includes three apartment buildings and two townhouse clusters. Wetlands and wetlands buffer areas are contained in the easterly section of the site so the proposed improvements are concentrated in the westerly part of the site. Four-story apartment buildings have been provided due to the limited buildable area and the removal of a townhouse cluster.

The other site layout concerns include:

- a. The buildable area of the property is located in the northwesterly section of the parcel. The four-story apartment buildings rely on underground parking garages and surface parking spaces at the pool area to meet the required number of spaces.

Both four-story apartment buildings also have rows of electric vehicle spaces that are not evenly distributed and may preclude an occupant's ability to find a parking space. In addition, exterior handicap parking spaces have not been provided. Testimony is required to clarify whether spaces are assigned and opportunities for overflow parking.

- b. The infiltration basins are located within the front yard setback adjacent to Grovers Mill Road.

In addition, the designs include high retaining walls, visible to Grovers Mill Road which do not comply with §522.F-SA and §522.F.3. The applicant's engineer should also review §522.F.4 and F.5 regarding basin design. Compliance with the Land Use Ordinance will impact the layout.

- c. The amenities shown on the plan include a dog park, swimming pool and clubhouse. There are limited features for children (such as a tot lot) or paths for walking with the exception of perimeter sidewalks. Based on the projected population groups, which will include families, it appears additional amenities should be considered.
  - d. Public Safety shall evaluate access to building perimeters. It is typical to provide designated fire lanes/access on three sides of a multi-story building.
- 1.02 The Land Use Ordinance prohibits decks at elevations higher than the first floor. The rooftop decks shall be discussed to determine if a variance is required. In addition, it is typical to provide a 6' privacy screen if decks are within 5' of the property line or unit wall.
  - 1.03 A pedestrian connection to Quaker Bridge Mall has been shown. The loop road is under the jurisdiction of the Quaker Bridge Mall; therefore, it is subject to their approval. A rectangular rapid flashing beacon shall be considered. The applicant shall coordinate permission to install the improvements with Quaker Bridge Mall.
  - 1.04 The sight triangle area at the Grovers Mill Road/Mall Access Road intersection shall be evaluated with respect to the retaining wall in basin 1. Sight triangle areas shall be shown on the plans.
  - 1.05 A Sustainable Design Assessment is required per §523 of the Land Use Ordinance. A waiver is not recommended.

## **2.00 Stormwater Management**

- 2.01 Additional soil testing was completed in June 2024 which showed presence of mottling in several soil logs. Generally mottling is considered indicative of the seasonal high-water table. Unless adequate documentation is provided to the contrary the mottling elevation should be used as the water table elevation in the design. For basin 1 mottling elevation is 66", basin 2 mottling elevation is 90", basin 3 water elevation is 48". Proper separations are required. These elevations would substantially impact the current basin configurations.
- 2.02 Cross sections through the basins shall be provided to verify proper separation from the water table. The water table elevation, based on the mottling elevation, shall be shown on the plans.
- 2.03 The groundwater mounding analysis shall include the review of the lateral impact on the underground parking garage.
- 2.04 A sump pump collector system is required for Building C. The design shall be shown on the plans with individual unit connections.
- 2.05 An Operations and Maintenance Manual is required.
- 2.06 Designated basin maintenance access areas shall be provided.

The review of the stormwater management design and facilities cannot be completed until the above items are provided. Further comments may be issued.

## **3.00 Grading**

- 3.01 Driveway grading information shall be provided for each unit. A minimum slope of 1.5% is required with a maximum slope of 4.0% permitted. All driveway slopes shall be labeled to verify conformance. Building D shall be checked for compliance and information for Buildings B and C shall be provided.

- 3.02 The slope of the underground garage access driveway for Building A is over 10%, which is too steep. The slope shall be decreased to a maximum of 6%, compatible with local road standards.
- 3.03 The profiles on sheet C4.1 should include slopes and vertical curve information. Due to the 10' depth of excavation for profiles B and C, depth to groundwater shall be evaluated. Groundwater elevations shall be added. Underdrains may be necessary.
- 4.00 Miscellaneous**
- 4.01 All trash collection, including recycling, shall be contracted privately. The plans currently indicate curbside pickup, which is acceptable, but will not be under the Township's program.
- 4.02 The applicant shall indicate if there will be a centralized mail system, individual mailboxes, etc., for both apartments and townhouses. Street names and addresses will be assigned by this office upon final design.
- 4.03 All construction details shall comply with Engineering Department Standard Details. The applicant's engineer shall review and revise as necessary.
- 4.04 A conservation easement shall be established at the wetlands transition area limit. A deed shall be recorded as a Land Use Restriction in the Mercer County Clerk's Office.
- 4.05 Other permits/approvals:
- a. NJDEP
  - b. Mercer County Planning Board
  - c. Delaware and Raritan Canal Commission
  - d. Ewing Lawrence Sewerage Authority
  - e. NJ American Water
  - f. Public Safety Coordinating Committee
  - g. Lawrence Township Soil Disturbance (prior to construction) – Note that Sheet 2.2 shall be removed from the Site Plan set.

JFP/jrl

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**Documents Reviewed:**


- Application No. SP-8/23 and Supporting Documents
- Site Plans, revisions dated April 16, 2025
- Location & Topographic Survey, dated August 9, 2021
- Architectural Plans, revisions dated May 5, 2025
- Tree Report/Woodlot Appraisal, dated February 2024
- Environmental Impact Statement, dated March 19, 2024
- Community Impact Statement, revision dated December 2024
- Stormwater Management Report, revision dated April 16, 2025



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**To:** Lawrence Township Planning Board

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

**Re:** Tricone  
Preliminary and Final Major Site Plan  
Block 4201.01 Lot 33.03  
Grover's Mill Road & Mall Access Road  
AT-4 (Apartment and Townhouse 4) Zoning District

**Date:** July 9, 2025

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**1.0 Introduction & Project Description**

- 1.1** The Applicant is requesting Preliminary and Final Major Site Plan approval for an inclusionary development on Block 4201.01 Lot 33.01. The site is a 6.86-acre irregular shaped corner lot adjacent to Quakerbridge Mall in the Highway Commercial (HC) District with an Apartment and Townhouse 3 (AT-3) Zoning Overlay.
- 1.2** There are no existing improvements on the site. It is currently wooded and vacant. The property is almost entirely surrounded by roads, with Outer Ring Road to the north and east, Mall Access Road to the west, and Grover's Mill Road to the south.
- 1.3** The Applicant proposes to construct a 100 home residential development consisting of townhomes, stacked townhomes, and two multifamily buildings. Of the proposed homes, 30 are townhomes and 70 are multi-family homes. Additional site improvements include a pool, club house, dog run, associated parking, stormwater, lighting, and landscaping improvements.
- 1.4** The AT-3 Zoning Overlay district requires a 20% set-aside of affordable homes. The subject property is identified as a third round unmet need mechanism in the Township's Housing Plan.



## **2.0 Site & Surrounding Area**

- 2.1** The site is vacant and wooded, with a significant amount of frontage on Mall Access Road, and Grover's Mill Road. There are significant grade changes throughout the site; along Mall Access Drive the grade changes by more than 20 feet going south towards Grover's Mill Road. There are significant wetlands and a flood hazard area located in the eastern area adjacent to Grovers Mill Road.
- 2.2** The site is located within the Highway Commercial (HC) District with an Apartment and Townhouse 3 (AT-3) Zoning Overlay.



- 2.3** The site's surrounding area is predominately commercial with Quakerbridge Mall to the north in the RC District and other car oriented commercial uses to the west in the HC District.
- 2.4** To the east is a detention basin associated with the Mall, and further east along Grover's Mill Road is a multifamily residential development known as the Artisan at Lawrenceville in the MX-1 District.
- 2.5** To the south of the subject site are wooded areas, similar to what currently exists on the subject site.





## TRICONE ENGINEERS

BLOCK 4201.01 LOT 33.03

TOWNSHIP OF LAWRENCE MERCER COUNTY NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIN Mercer County Parcels 2023



### 3.0 Zone District Compliance

**3.1** The subject site is located within the Highway Commercial (HC) District with an Apartment and Townhouse 3 (AT-3) Zoning Overlay. The AT-3 Overlay District permits dwellings in apartments and townhomes. Permitted accessory uses include home occupations, community centers, outdoor recreation facilities, and off-street parking and private garages. The full list of permitted principal and accessory uses in the district can be found in §409 in the Township's Land Use Ordinance. The Applicant's proposal is permitted in the District.

**3.2** The Application requires bulk variance relief from the AT-3 Overlay District standards.

Of particular note is the proposed building height. The site plan identifies a height of 42.38 feet, whereas the architecture plans identify a maximum height of 41.75 feet. The proposed stair bulkhead increases the height by 8.5 feet to 50.25 feet. The applicant should confirm the maximum proposed building height, accounting for § 400.I. D variance relief will be needed if the height exceeds 41.8 feet.

Please see the following table for additional detail.

AT-3 District Standards (§409)				
	Required	Existing	Proposed	Variance?
<b><i>Min. Gross Tract Area</i></b>	<b><i>10 acres</i></b>	<b><i>6.86-acres</i></b>	<b><i>6.86-acres</i></b>	<b><i>*Yes</i></b>
<b><i>Min. Buildable Area</i></b>	<b><i>7 acres</i></b>	<b><i>4.80 acres</i></b>	<b><i>4.80 acres</i></b>	<b><i>*Yes</i></b>
Max. Gross Density	15 units/acre	N/A	14.58 units/acre	No
Min. Open Space	30%	N/A	57%	No
Min. Lot Frontage	300 feet	N/A	1,486 feet	No
<b><i>Min. Building Setback from tract perimeter</i></b>	<b><i>50 feet</i></b>	<b><i>N/A</i></b>	<b><i>25 feet</i></b>	<b><i>Yes</i></b>
Max. Units per Building (Townhouse)	8 units	N/A	8 units	No
<b><i>Max. Units per Building (Apartment)</i></b>	<b><i>24 units</i></b>	<b><i>N/A</i></b>	<b><i>31 &amp; 39 units</i></b>	<b><i>Yes</i></b>
Min. Distance between Buildings (front/back)	50 feet	N/A	50 feet	No
<b><i>Min. Distance between Buildings (side)</i></b>	<b><i>30 feet</i></b>	<b><i>N/A</i></b>	<b><i>25.7 feet</i></b>	<b><i>Yes</i></b>
<b><i>Min. Distance between Buildings (building/parking)</i></b>	<b><i>15 feet</i></b>	<b><i>N/A</i></b>	<b><i>9 feet</i></b>	<b><i>Yes</i></b>





AT-3 District Standards (§409)				
	Required	Existing	Proposed	Variance?
<b>Max. Building Height</b>	<b>3 stories / 38 feet</b>	<b>N/A</b>	<b>4 stories / 41.75 feet</b>	<b>Yes</b>
Max. Building Length	240 feet	N/A	223.1 feet	No
Min. Townhouse width	20 feet	N/A	24 feet	No
Min. Apartment Size	550 sf	N/A	770 sf	No
Min. Storage Area (Townhouse)	300 sf	N/A	300 sf	No
Min. Storage Area (Apartment)	75 sf **	N/A	75 sf	No
Min. Accessory Structure Setback	5 feet	N/A	116.5 sf	No
Min. Required COAH Units	20% of all units	N/A	20%	No

\* Indicates Existing Non-Conformity

\*\*Area may be reduced to 75 s.f. if each building has an internal garbage and recyclable collection area or readily accessible exterior garbage and trash collection point.

**3.3** The zoning table notes compliance with the required outdoor area; however, the figures should be confirmed with testimony. Section 409.F.13. requires each townhouse or ground floor home to have a minimum private rear yard of 200 s.f. for the occupants' exclusive use or an active and/or passive recreation area of not less than 200 s.f. per unit available to all occupants.

#### **4.0 General Comments**

**4.1** The site has been within the HC district for decades, adjacent to the RC (Regional Commercial) district. The overlay zoning for inclusionary development was applied during the third round of affordable housing to address a portion of the unmet need.

The site is wooded with significant wetlands and flood hazard area located in the eastern area adjacent to Grovers Mill Road and the detention basin associated with Quaker Bridge Mall. Additionally, topography ranges by more than 20 feet across the site.

The site's zoning reflects long-standing policies for economic development in this area of the Township. The addition of residential development on the property not only reflects the Township's need to provide affordable housing, but also downward trends of retail and commercial demand across the State.



Notwithstanding the need for compliance with the Township's affordable housing plan and economic supportive policies, the site's design should be revised to improve its internal and external appearance and its function.

- a. Infiltration basin # 3 has a front yard setback of approximately 10-30 feet, a retaining wall as high as 9 feet facing Grovers Mill Road, and no plantings within the basin. This should be compared to the 50 foot building setback, for which stormwater facilities may not be located. This basin is less than 15 feet from Building F, which means residents of the building will also have the view of the basin with no screening. The buffer along the Grovers Mill Road appears compliant in width and includes a berm to screen view of the basin from the road.
- b. The primary view along Mall Access Road is of infiltration basins # 1 and 2. There are no retaining walls associated with infiltration basin # 2; however, the limited setback and buffering means the basin's view from the road and the site interior will be prominent. Infiltration basin # 1 has a setback to Mall Access Road of 10-15 feet, a retaining wall as high as 7.5 feet, and no plantings in the basin. This should be compared to the 50 foot building setback, for which stormwater facilities may not be located. This basin is setback from Building A as little as 10 feet, which means residents of the building will also have the view of the basin with no screening.

Given the reasons outlined above, and the fact that over 900 trees are proposed to be removed, the site plan should be revised to provide stormwater basins with a naturalized design and plantings within and/or around the basins, and the basins setbacks to buildings and roads should be increased to reduce visual impacts.

## **5.0 Site Plan Comments**

- 5.1 Testimony should be provided regarding how mail and deliveries will be handled, particularly for the multifamily residential buildings. This should include whether a mail room is provided and whether parking for delivery vehicles is proposed.
- 5.2 Testimony should be provided regarding moving in/out of residents. This should include whether moving truck sizes will be limited.
- 5.3 It appears trash and recycling will be handled through trash compactors for the multifamily buildings and privately for the townhomes; confirmation should be provided regarding trash/recycling management.
- 5.4 The Applicant has not indicated any signage is proposed. If signage is proposed, full sign details, including colors and materials, sign letter height, location, and method of illumination should be provided. The sign colors and materials should be complementary to the building architecture.
- 5.5 The chain link fencing is proposed around the pool should be replaced with a decorative fence to improve the appearance of the area.



- 5.6** Details are provided for a two different 4 foot tall post and rail fences. The applicant should indicate where each fence is proposed or revise the details as necessary.

## **6.0 Parking & Circulation**

- 6.1** A shoulder that can accommodate bicycles is located on Grover's Mill Road and the road is noted as a proposed bike route in the Township's 2020 Circulation Plan. Safe bicycle access along Mall Access Road, well as along Outer Ring Road, would enhance safe and convenient bicycle access to this major Township service, employment, and entertainment venue.
- 6.2** The Applicant should enhance pedestrian and bicycle connections. This site is adjacent to Quakerbridge Mall, which offers services, retail, employment, and bus access. It is also proximate to residences along and accessible to Grovers Mill Road, as well as retail, services, and employment along Quakerbridge Road. Grovers Mill Road and Mall Access Road act as important connections, as evidenced during a site visit where several pedestrians were seen walking up Mall Access Road towards Quaker Bridge Mall. The following should be incorporated to enhance pedestrian connectivity:
- a) Crosswalks across Mall Access Road, at its intersection with Outer Ring Road.
  - b) A crosswalk to the southeast across Grovers Mill Road connecting to the existing residential development. This is particularly important since a sidewalk along the western side of Grovers Mill Road can extend for a limited distance before the area which contains the sidewalk becomes too narrow to accommodate pedestrians.

The applicant is proposing a crosswalk across Outer Ring Road to the northeast connecting to the Quakerbridge Mall. It is noted as being subject to approval of the property owner. While no sidewalk exists on the other side at this time, the crosswalk will help people safely cross the street and enter the mall property.

## **7.0 Buffer Requirements & Landscape Design**

- 7.1** The Tree Removal Plan (C2.10) and the Grovers Mill Tree Report should be updated to be consistent with one another. The Tree Removal Plan (C2.10) notes 119 trees are proposed, while the Grovers Mill Tree Report states 81 trees. I recommend this correction be a condition of any approval as the number of proposed trees may be adjusted during the site plan hearing(s).
- 7.2** Additional detail regarding compliance with the tree replacement and replanting requirements in §541H should be provided.
- 7.3** Tree protection fencing should be depicted at the limit of the grading/clearing adjacent to the trees that are to be preserved. There are opportunities for additional tree planting on the site that should be utilized.



- 7.4** Per §525.C.2, street trees are required to be planted every 40 feet. Where disturbance is proposed, the applicant is proposing street trees. This office does not recommend any portion of the woods along Grovers Mill Road be removed in favor of formal street trees. The street trees along Mall Access Road are spaced at more than 40 feet. The applicant should add a few trees in order for this area to be compliant.
- 7.5** Clarification is required regarding the proposed infiltration basins. The bottom of the basin is noted with a dotted symbology, however the symbology it is not identified on the Plans. The proposed material or groundcover of the bottom of the basins should be identified. Plantings within the basins would significantly improve their appearance from public roads as well as the homes on the site.
- 7.6** The basins do not have a natural design as required by §522F4, which states, “naturalistic design required for detention. The detention area shall be graded creatively to blend into the surrounding landscape and imitate a natural depression with an irregular edge.” Plantings should be added within the basins and between the basins and the adjacent buildings to soften the view of these structures.
- 7.7** There are a few buffer and setback requirements that are noncompliant.
- a) §522F2.a states any stormwater basin in a residential zoning district shall be located within the setbacks for a principal building, which is 50 feet for this location.
  - b) §522F2.b states no stormwater management basin shall be located in a required the landscape buffer, which is 25 feet in this location.
  - c) §525H. Table 5.10 requires a 25-foot buffer between Residential Type B and Retail Uses, along the northern and eastern property lines.
  - d) §525H. Table 5.11 provides specific buffer plant density requirements.
  - a) Infiltration basin #1 has an approximate setback of 10-15 feet to Mall Access Road and does not meet the buffer density requirements.
  - b) Infiltration basin #2 has an approximate setback of 25 feet to Mall Access Road and does not meet the buffer density requirements. The landscaping for the basin should be improved.
  - c) Infiltration basin #3 has a largely compliant buffer of 10-30 feet along Grovers Mill Road but does not meet the setback or buffer density requirements.
  - d) The buffer along the northeast property line is noncompliant as the townhouse patios are within the 25 foot buffer area. The Board should note that these homes abut the basin, which has woodlands surrounding it, located along the Outer Ring Road and serving Quakerbridge Mall.
  - e) More evergreen buffer trees should be added to the northeast property line proximate to the end of Building A and the intersection of the Mall Access Road and the ring road.

Increased setbacks, smaller retaining walls, plantings within the basins, plantings between the buildings and basins # 1 and 3, and/or enhanced buffer plantings will facilitate the following: improved site appearance from surrounding roads, improved site appearance from within, enhanced compliance with





the Township land use ordinance, enhanced environmental conditions, and enhanced quality of life for those living there.

- 7.8** Testimony should be provided regarding the proposed groundcover of the dog park and should include the longevity of the ground cover as it relates to the dog park use.

## **8.0 Lighting**

- 8.1** The Lighting Plan does not provide sufficient information regarding the proposed site lighting. The following should be incorporated into an updated Lighting Plan:

- a. Footcandle values should be depicted to the property line to determine light spillage onto adjacent properties.
- b. Additional information regarding illumination of pedestrian areas should be provided and conformance with Table 5.13 and Table 5.14 in §527C and §527D should be demonstrated.
- c. The Applicant should indicate if lighting is proposed for the pool or the dog park. It seems that lighting in these areas may be necessary to ensure they are usable during winter evenings and early mornings.
- d. Compliance with dark sky standards should be demonstrated for all proposed fixtures.

## **9.0 Architecture**

- 9.1** Relief is required for a stair bulkhead of 8.5 feet. Section 400.I. states “penthouses or roof structures for the housing of stairways, tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain the building, skylights, spires, cupolas, flagpoles, chimneys or similar structures may be erected above the height limits prescribed by this Ordinance but in no case shall such extension exceed 10% of the maximum height permitted in the district.” The maximum height of 38 feet permits penthouses and roof top structure of 3.8 feet.
- 9.2** The front and rear elevations for Building D should better differentiate the entrance and garage for each home and relate to the boundaries of each home. The upper stories of each home are differentiated, in that it is clear where one unit begins and ends. The first story is not differentiated since the colors and material do not relate to the boundaries of each home. The applicant should revise the first story of Building D to differentiate each home, similar to the upper stories and other townhome buildings. Perhaps an alternative would be to differentiate the façade around the entrance from the façade around the garage.
- 9.3** Additional windows should be added to the sides of Buildings C and D. Doing so will improve the appearance of the buildings and the living space.



**9.4** The applicant should indicate if balconies are intended for the east side of Building F. If so, the balcony and railing should be added to the plans. If no, then the applicant should consider replacing the doors with windows.

**9.5** The applicant proposes one two-car garage door of roughly 18 feet in width along the frontage of each townhouse, as well as a front door. The front door will occupy roughly 5 feet of the front façade and will be set back roughly 5 feet. The result of this design is the garage doors will be the primary view of this development, not only from the interior roads but also from the Mall Access Road.

A revised design with the front doors not setback from the façade, two individual garage doors, a single-car garage, additional architectural elements highlighting the front door, and/or other design changes should be considered in order to improve the appearance of the development.

#### **10.0 Affordable Housing**

**10.1** Per §409E, 20% of all homes shall be affordable to households of low and moderate income. Twenty affordable homes are proposed for the 100 home development.

**10.2** The applicant should indicate if the affordable and market rate homes will be for sale or rent.

**10.3** The Applicant should provide information on the integration of the affordable housing homes with the market rate homes. The architecture plans stated all of the affordable homes will be within the multi-family buildings, but they should be revised to identify the location of each affordable home.

**10.4** The bedroom distribution of the affordable homes is compliant. UHAC requires a maximum of 20% one-bedroom homes, a minimum of 30% two-bedroom homes, and a minimum of 20% three-bedroom homes.

**10.5** The affordable homes must meet all other applicable affordable housing regulations, such as but not limited to, income distribution, bedroom distribution, phasing, affirmative marketing, and affordability controls. The Applicant should provide testimony regarding the proposed affordable housing compliance for the previously listed items. I recommend such compliance as a condition of approval and that the developer be further obligated to engage the Borough's Affordable Housing Administrator for administration of the affordable homes, at the sole cost of the developer.

**10.6** The 2024 Amendment to the NJ Fair Housing Act states that NJ HMFA shall update the Uniform Housing Affordability Control Rules to require 40 year affordability controls for affordable rental homes and 30 years for affordable sale homes. These rules are required to be updated within 9 months of the Amendment's adoption, approximately October 9, 2024. The developer may be required to apply 40 year affordability controls depending on when the project receives approval and how UHAC is amended for applicability.



## **11.0 Land Use Policy**

**11.1** The subject site is included in the Township's Third Round Housing Plan, as well as now the Fourth Round Housing Plan, and its Settlement Agreement with FSHC as an unmet need mechanism. Development of the site is consistent with the Township's Third Round Judgment of Repose.

**11.2** The Township's 1995 Master Plan defines the following goal:

*"Preserve and enhance the character of the built environment through the promotion of good design."*

**11.3** The Township's 1995 Master Plan defines the following objective under the Community Character Goal:

*"Encourage new development to be compatible with the style and scale of existing buildings."*

**11.4** The Township's 1995 Master Plan defines the following Land Use Goal:

*"Foster a well-balanced, diverse community with a mix of residential housing types institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township."*

**11.5** The Township's 1995 Master Plan defines the following objectives under the Land Use Goal:

*"Direct new development and redevelopment to places in relation to their transportation and environmental capacities."*

**11.6** The Township's 1995 Master Plan defines the following Housing Goal:

*"Preserve the existing housing stock and provide the opportunity for the development of a wide variety of housing types to meet the needs of varied income and age levels, family compositions, and lifestyles."*

And the following Objective:

*"Provide through the Township's land development regulations, for a wide variety of housing types including adequate living space for all persons sufficient land for each dwelling units to meet the needs of current and future residents of Lawrence."*



**12.0 Materials Reviewed**

**12.1** Application and supporting documents.

**12.2** *Location and Topographic Survey*, 1 sheet, prepared by Bertin Engineering, dated June 6, 2022.

**12.3** *Preliminary and Final Site Plan Residential Development* consisting of 16 sheets, prepared by Bertin Engineering, dated October 12, 2023, last revised April 18, 2025

**12.4** *Architecture Plans*, consisting of 16 sheets, prepared by Zimbler Architecture, dated May 5, 2025

**12.5** *Community Impact Statement*, prepared by Mark A. Remsa, PP, LLA, AICP, ASLA, dated April 2024.

**12.6** *Environmental Impact Statement*, prepared by Bertin Engineering, Inc., dated March 19, 2024.

**12.7** *Tree Report / Woodlot Appraisal*, prepared by Zig Panek, dated February 2024.

**12.8** *Traffic Impact Study*, prepared by Bertin Engineering, dated May 19, 2024, last revised May 1, 2025.

**13.0 Applicant Team**

**13.1** Applicant: Tricone

**13.2** Owner: Same as Applicant

**13.3** Attorney: Walter Toto Esq. 317 Forsgate Dr. Monroe Township NJ 08831 (732)656-770  
walter@waltertotolaw.com

**13.4** Engineer: Calisto Bertin Engineering 66 Glen Avenue Glen Roack NJ 07452 (201)670-6688  
cbertin@bertineengineering.com





## **C (1) & (2) VARIANCE CONSIDERATIONS**

---

### **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.



SURINDER S. ARORA, PE  
President

## ARORA and ASSOCIATES, P.C.

Consulting Engineers

Princeton Pike Corporate Center  
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648  
(609) 844-1111 • Fax (609) 844-9799  
www.arorapc.com

### MEMORANDUM

**DATE:** June 16, 2025

**TO:** Lawrence Township Planning Board

**FROM:** Quazi Masood, P.E., PTOE *QM*  
Daniel Pflueger *DP*  
Traffic Consultants

**SUBJECT:** Grovers Mill Residences, Grovers Mill Road & Mall Access Drive  
Preliminary & Final Major Site Plan, SP-8/23  
Planning Board Memorandum #2  
Lawrence Township, Mercer County, New Jersey  
Tax Map page 42.07, Block 4201; Lot: 33.03

#### Document Received

We are in receipt of the following information electronically for review:

- One Distribution Letter (1 page) prepared by James Parvesse dated May 20, 2025, with Reports due Friday, June 27, 2025
- One copy of the Application (6 pages) prepared by Tricone Engineering dated November 22, 2023
- One set of Preliminary/Final Major Site Plans (17 Sheets) prepared by Bertin Engineering, Inc., dated October 12, 2023, last revised April 16, 2025
- One set of Architectural Plans (19 sheets) prepared by Zimble Architecture dated March 7, 2024
- One copy of Location and Topographic Survey (1 sheet) prepared by Bertin Engineering, Inc. dated August 9, 2021, last revised June 16, 2022
- One copy of the Traffic Impact Study (63 pages) prepared by Bertin Engineering, Inc. dated March 19, 2024, last revised May 1, 2025
- One copy of the Tree Report/Woodlot Appraisal (13 pages) prepared by Zig Panek, Licensed Tree Expert #364 dated February 2024
- One copy of the Environmental Impact Statement (27 pages) prepared by Bertin Engineering, Inc., dated March 19, 2024
- One copy of the Community Impact Statement (53 pages) prepared by Mark A. Remsa, PP, LLA, AICP, ASLA dated April 2024
- One copy of the Soil Testing Data Report (17 pages) prepared by Wham Engineering Services, Inc. dated May 5, 2023
- Stormwater Drainage Analysis Report (173 pages) prepared by Bertin Engineering, Inc. dated October 12, 2023, last revised April 16, 2025



## Project Description

According to the Environmental Impact Statement, *"the site is located at the northeast corner of the intersection of Grovers Mill Road and Mall Access Drive in Lawrence Township, New Jersey. The lot is 6.86 acres in size and currently wooded and contains wetlands along Grovers Mill Road. There is evidence that the site was disturbed during the construction of the neighboring Quaker Bridge Mall. In 2000, site plan approval was granted for the Marriott Towne Plan Suites Hotel on the property.*

*The application proposes constructing six (6) multi-family buildings consisting of four (4) townhouse buildings (Buildings B, C, D & E) and two (2) apartment buildings (Buildings A & F) and a pool house. Townhouse buildings B, C & D will consist of eight (8) units each and Building E will consist of seven (7) units, for a total of 31 townhouse units, including 25 4-bedroom units and 6 3-bedroom units. Apartment Building A will contain nine (9) 1-bedroom apartments and fifteen (15) 2-bedroom apartments for a total of 24 units. Building F will contain six (6) 1-bedroom apartments and twenty-one (21) 2-bedroom apartments and three (3) 3-bedroom apartments for a total of 30 units. In all there will be 31 3-bedroom townhouses, 15 1-bedroom apartments, 36 2-bedroom apartments and 3 3-bedroom apartments yielding 85 dwellings.*

*An amenity area is proposed in the center of the site consisting of a swimming pool, pool house, barbeque area and dog run. An open lawn area is located directly adjacent to these features to provide a wide variety of recreational opportunities for the residents.*

*There are two access driveways from Mall Access Drive that provide continuous circulation through the site. Each townhouse has a two-car garage and driveway, which accounts for three private parking spaces per NJ Residential Site Improvement Standards. The apartment buildings have garage parking and site parking totaling 105 shared parking spaces. Electric Vehicle charging stations are also proposed.*

*New pedestrian sidewalks are proposed along the Grovers Mill Road and Mall Access Drive frontages where none currently exist. Sidewalk access is provided from the street through the site.*

*The on-site wetlands areas will remain undisturbed. Due to the shape of the wetland, it is necessary to disturb a portion of the 50-foot-wide wetland transition area (buffer). This will require approval by the NJ Department of Environmental Protection."*

According to the Lawrence Township Zoning Maps, the site is located in the Highway Commercial (HC) Zone, but also in a section with the Apartment and Townhouse (AT) Residential overlay (HC/AT-3).

## Review Comments

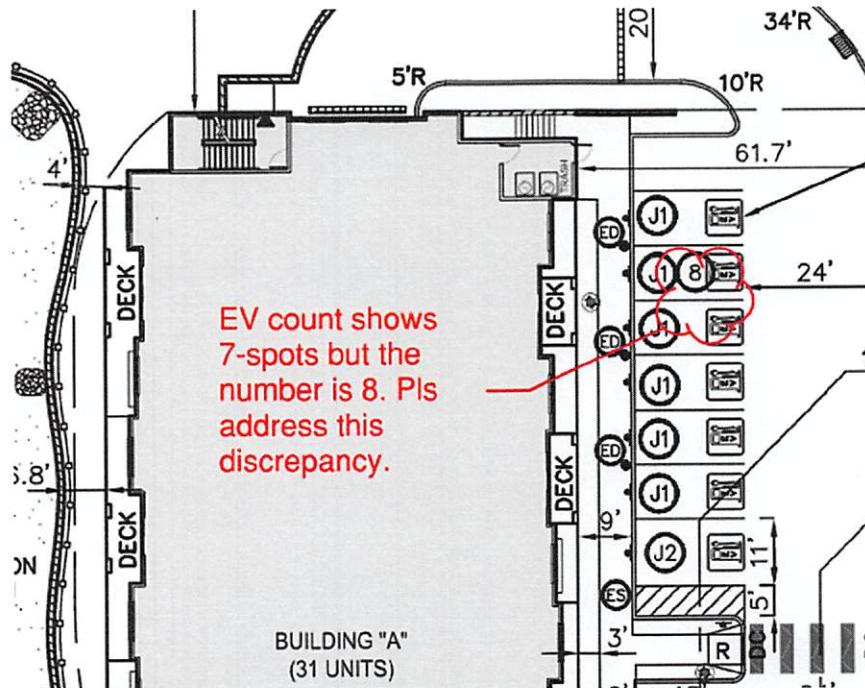
We have completed our review of the above-referenced documentation and offer the following compliance review comments for consideration:

The most recent Arora and Associates' follow-up review comments are in **blue bold** font.

- On Drawing C1.1, when computing required parking, all fractional spaces should be rounded to the next whole space. The overall EVSE and ADA parking layout should be revised to ensure proper distribution for every building. For example, for Building #F, eight EVSE spaces were assigned, but no ADA spaces were provided in front of that building. We recommend reallocating a few of those EVSE spaces from that location to the parking garage underneath Building #F and designate those EVSE spaces as surface ADA spaces. **Comment Open. The revised site plan (drawing C1.1) still shows fractional parking counts, which should be addressed. Additionally, drawing C2.1 shows a total of seven EV spots in front of Building # A, whereas the plan has labeled the value of '8'. This discrepancy should be addressed. Relevant screenshots are provided below**

6. OFFSTREET PARKING (N.J.A.C.5-21-TABLE 4.4)		REQUIRED	PB
PROPOSED APARTMENT BUILDING A:			
1 BEDROOM - 1.8 SP/UNIT			
(11 - 1 BEDROOM x 1.8) = 19.8 SPACES		19.8	
2 BEDROOM - 2.0 SP/UNIT			
(19 - 2 BEDROOM x 2.0) = 38.0 SPACES		38	
3 BEDROOM - 2.1 SP/UNIT			
(1 - 3 BEDROOM x 2.1) = 2.1 SPACES		2.1	
TOTAL REQUIRED SPACES BUILDING "A"		59.9	
PROPOSED APARTMENT BUILDING F:			
1 BEDROOM - 1.8 SP/UNIT			
(7 - 1 BEDROOM x 1.8) = 12.6 SPACES		12.6	
2 BEDROOM - 2.0 SP/UNIT			
(27 - 2 BEDROOM x 2.0) = 54.0 SPACES		54.0	
3 BEDROOM - 2.1 SP/UNIT			
(5 - 3 BEDROOM x 2.1) = 10.5 SPACES		10.5	
TOTAL REQUIRED SPACES BUILDING "F"		77.1	
PROPOSED APARTMENT BUILDING D:			
3 BEDROOM - 2.1 SP/UNIT			
(14 - 3 BEDROOM x 2.1) = 29.4 SPACES		29.4	
TOTAL APARTMENT SPACES (59.9 + 77.1 + 29.4) =		166.4	
PROPOSED TOWNHOUSE:			
BUILDING B & C: 2 GARAGE SPACES + 1 DRIVEWAY SPACE = 3 PE			
16 3-BR TOWNHOUSE x 2.4 =		38.4	
TOTAL REQUIRED SPACES (166.4 + 38.4) =		204.8	
MIN. PARKING/DRIVEWAY SETBACK(FT)		25	
MIN. PARKING SPACE SIZE(FT)		9x18	
MIN. 90° PARKING AISLE WIDTH (FT)		24	
MIN. HANDICAP SPACES (101 TO 150):		5	
<b>REQUIRED ELECTRIC VEHICLE SUPPLY EQUIPMENT SPA</b>			
RESIDENTIAL/APARTMENTS	REQUIRED	PB	
MIN. (EVSE)(15% OF REQUIRED):			
(137 SP x .15) = 20.55	21		
MIN. HANDICAP (EVSE)(5% OF REQUIRED):			
(20.55 SP x .05) = 1.03	2		
TOTAL EVSE SPACES			
TOTAL REQUIRED SPACES			
EVSE BONUS/CREDIT****			
TOTAL ADJUSTED SPACES			
* THE PLANNING OR ZONING BOARD, AFTER DUE CONSIDERATION OF			



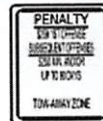


2. The ADA spaces do not distinguish the van-accessible and are car-accessible, which must be classified in the revised plan set. **Comment Open. The revised site plan still does not distinguish the van-accessible and car-accessible ADA spots on drawings C2.1 and C3.1. Appropriate callouts should be provided along with the pavement markings and sign details to demonstrate the ADA spaces which belong to 'cars' or 'vans'.**
3. The ADA signs shown on sheet C2.1 are labeled incorrectly, which must be corrected. Moreover, the mounting order of those signs should also be shown correctly. The R7-8 sign (ADA Accessible Reserved Parking Sign) should be mounted at the top, R7-8aP (Van Accessible Plaque) in the middle (when used) and R(NJ)7-8A New Jersey Penalty Plate at the bottom. **Comment Open. The revised site plan still demonstrates incorrect ADA signs in the Traffic Sign Legend on drawing C2.1 and C2.7. The relevant screenshot from the revised site plan is provided below.**

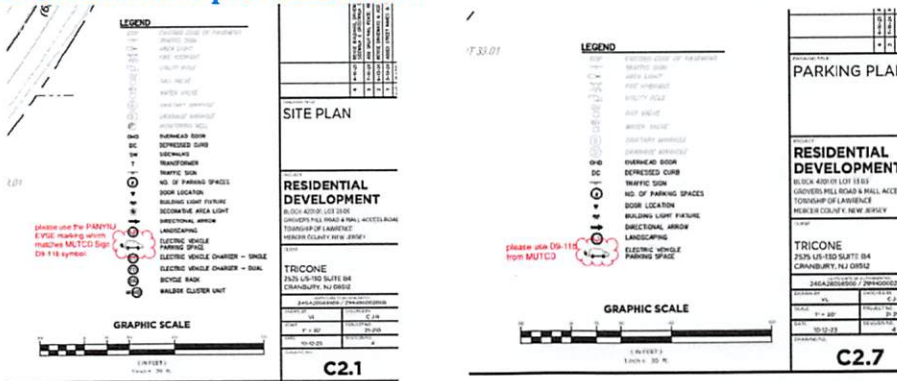
### TRAFFIC SIGN LEGEND

ALL TRAFFIC SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO THE 2009 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S.D.O.T., AND FOLLOW THE REQUIREMENTS OF THE NEW JERSEY PENALTY PLATE ACT. SPECIFICALLY, REGULATORY & WARNING SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE REFLECTIVE SHEETING, SERIES 4.

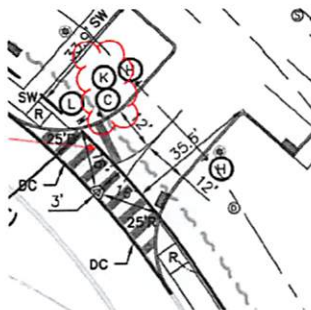
Ⓐ R7-8N (12"x18") **R7-8aP (12"x6")** **R(NJ)7-8A** ~~N-17 (10"x12")~~



4. Please use the MUTCD Standard sign and PANYNJ Standard pavement marking symbol as shown below for the Electric Vehicle Supply/Service Equipment spaces. **Comment Partially Satisfied. The legend in the revised site plan (drawing C2.1 and C2.7) still shows incorrect EV markings. A screenshot is provided below.**



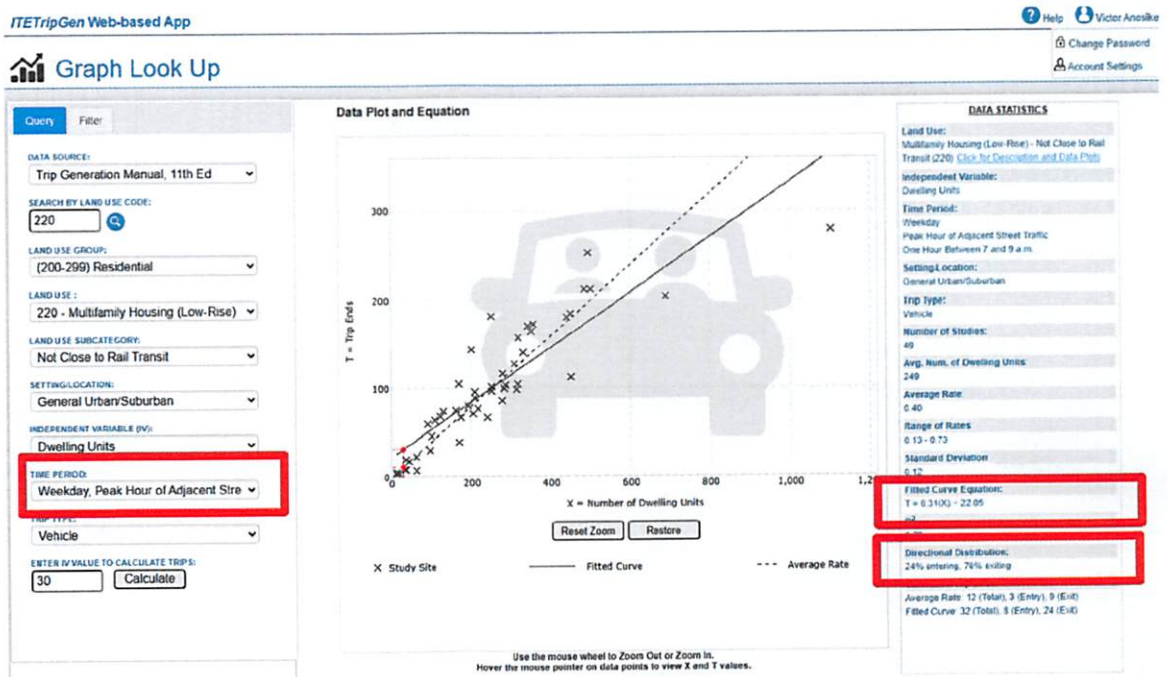
5. Please include all pavement markings, such as, Stop bars, pedestrian crosswalks in the updated plan set on sheet C3.1. **Comment Partially Satisfied. The revised site plan does not include the details of the proposed crosswalk, stop bar, and ADA signs on drawing C3.1.**
6. Please use the ladder type NJDOT standard crosswalk and make them at least 8' or 10' minimum width in the revised plan set. **Comment Partially Satisfied. The crosswalk details are missing in the revised site plan.**
7. The vehicle circulation paths throughout the site for three different vehicle types: (a) Lawrence Township fire trucks, (b) trash removal and (c) delivery circulation using a SU-30 should be provided for review/approval. **Comment Open. The revised site plan does not include any vehicle circulation plans for any of the three vehicle types, such as, Lawrence Township fire trucks, trash removal and delivery vehicles.**
8. The Stop sign shown at the southern right-in-right-out driveway (sheet C2.1) is mounted incorrectly underneath the R3-2 sign. The Stop sign is always mounted at the top of all mounted signs. **Comment Open. The revised plan still demonstrates incorrect mounting of the signs on drawing C2.1. The relevant screenshot from the revised site plan is provided below**





9. The Traffic Impact Study (TIS) was developed based on incorrect calculation of the site generated trips. Details are described below:

- a. The TIS incorrectly assumed '*AM/PM Peak Hour Generator*' category to calculate the site generated trips. In the Traffic Engineering practice, to calculate the site generated traffic for any TIS, the assumption should always be to use the '*Peak Hour of Adjacent Street Traffic*' category, not the '*Peak Hour Generator*' category. The peak demand for *Peak Hour Generator* may not overlap at the same time with the *Adjacent Street Peak Hour*. As such, the calculated site generated traffic using the '*Peak Hour Generator*' category will be inaccurate. The purpose of the TIS is to evaluate the operating conditions of the Adjacent Street Traffic during the peak hour condition for the proposed project. It is to be noted that our calculation shows the '*Peak Hour of Adjacent Street*' category results much higher site generated traffic during both AM/PM peak hours compared to the numbers shown in Section 8.1 of the TIS. **Comment Open. The revised Traffic Study dated May 1, 2025, still shows incorrect trip generation values on Page 8. The revised study still assumes incorrect 'time period - Peak Hour Generator' instead of the correct option known as 'weekday peak hour of adjacent street'. The trip generation calculation for both AM and PM peak hours were performed incorrectly and must be revised. As such, all future year Build condition traffic analysis results are flawed and must be revised. A screenshot showing the correct AM time period is provided below from ITE website/manual. Traffic study should use the fitted curve equation as well as the entering/exiting traffic % for AM analysis. A similar approach should also be followed for 'weekday PM peak hour adjacent street' analysis to calculate trip generation, entering/exiting % and fitted curve equation.**

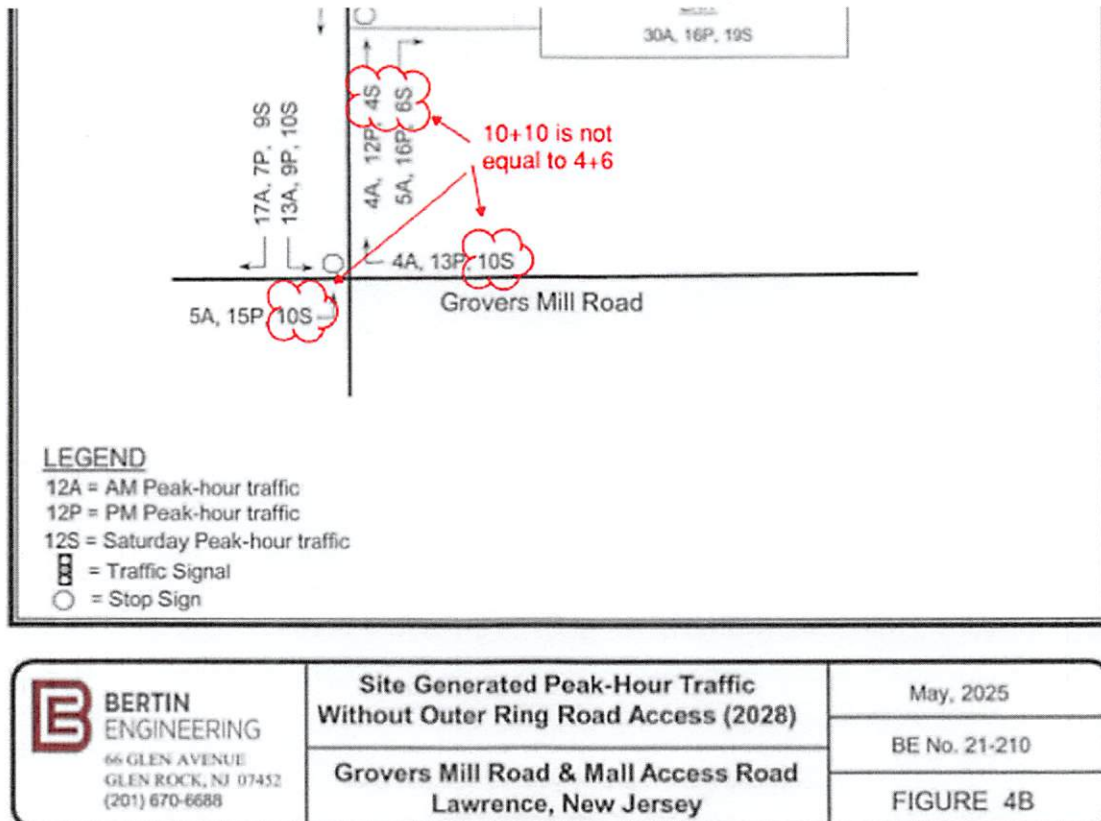








12. The Saturday peak hour traffic distribution shows incorrect value in Figure 4B. The distribution values do not add up. Pls see below the screenshot for details.



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

CC: Jim Parvesse, P.E.  
 Brenda Kraemer, P.E.  
 Jennifer R. Thomas


**TOWNSHIP OF LAWRENCE**  
**Division of Planning and Redevelopment**

TO: Brenda Kraemer, Assistant Municipal Engineer  
Elizabeth McManus, Planning Consultant  
Edwin W. Schmierer, Planning Board Attorney  
Quazi Masood, Traffic Consultant  
**James DeForte**, Construction Official  
Edward Tencza, Public Safety Coordinating Committee  
Environmental Resources Committee  
Shade Tree Advisory Committee  
Keith Levine, Health Officer

RECEIVED

MAY 23 2025

LAWRENCE TOWNSHIP  
CONSTRUCTION DEPARTMENT

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Preliminary & Final Major Site Plan w/ Variance Application No. SP- 8/23  
**Tricone Engineers, Inc.** Grovers Mill Road  
Tax Map Page 42.07, Block 4201.01, Lot 33.03

DATE: May 20, 2025

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

- Application No. SP-8/23 and Supporting Documents
- **Site Plans, revisions dated April 16, 2025**
- Location & Topographic Survey, dated August 9, 2021
- **Architectural Plans, revisions dated May 5, 2025**
- **Traffic Impact Study, revisions dated May 1, 2025 (Traffic Consultant only)**
- Tree Report/Woodlot Appraisal, dated February 2024
- Environmental Impact Statement, dated March 19, 2024
- **Community Impact Statement, revision dated December 2024**
- **Stormwater Management Report, revision dated April 16, 2025 (Engineer & Environmental Resources only)**

Items **not in bold** have not been revised from original submission. They are also not included in this package, but are available on the Township website.

This application is scheduled for review by the Planning Board at a meeting to be held in July 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than June 27, 2025**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRT  
M:\Planning Board\Applications\Tricone Engineers SP 8.23\Distribution Letter.doc  
Attachments

RECEIVED

MAY 23 2025

LAWRENCE TOWNSHIP  
CONSTRUCTION DEPARTMENT

NO PLBB Comments JD  
No Building Comments AAC  
No Fire comments SM  
No Electric Comments JD

# 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** **Grovers Mill Road Proposed Development** Filed 7/13/2025

The initial review by STAC objected to the intensity of this development, which proposes to remove 930 trees and replace only 81, near Rt 1 and Quakerbridge Road. In addition to STAC's previous comments, we note the following.

- The planting proposal has too many red maple trees. This is already the most common tree in Lawrence and Central NJ.
- Other types of interesting trees which can replace some of the red maple trees and thrive in this type of soil include swamp white oak, ginkgo, silver maple. Holly bushes and other evergreens add winter interest.
- Additional trees and green open space provide a buffer against flooding, plus provide cooling.
- Continuous shaded sidewalks should be further incorporated into the design so that an onsite walking exercise program can be available to residents.

-- Respectfully submitted, David Bosted, STAC Chair

RECEIVED

JUL 14 2025

ENGINEERING DEPT.



# LAWRENCE TOWNSHIP HEALTH DEPARTMENT

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648

Telephone: (609) 844-7089

Date: May 23, 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 type="checkbox"/>	Other: _____

PROJECT NAME: Grovers Mill Rd Residential Prelim and Final Site Plan

LOCATION: Grovers Mill Rd @ Mall Access Rd

BLOCK: 4201.01 LOT # 33.03 PR# NA

OWNER: Tricone Engineers, Inc. Phone: 732-904-3973

ENGINEER/ARCHITECT: Calisto Bertin, PE - Bertin Engineering

ADDRESS: 66 Glen Ave.  
Glen Rock, NJ 07452 PHONE: 201-670-6688

☐ APPROVAL ☒ DISAPPROVAL ☐ APPROVAL WITH CONDITIONS

## COMMENTS: for revised plans received May 2025:

Health Department review of the pool design will be required as part of the pool construction permit process.

NJAW indicated they would provide potable water contingent upon review of a water main extension design.

ELSA indicated that they have capacity but applicant must comply with their 1/16/2024 sewer ban requirements.

Provide will serve letters/approvals from NJAW and ELSA.

A trash dumpster/bin is required at the dog run. Show details and location(s) on plans.


Compliance with the Lawrence Township Land Use Ordinance Solid Waste requirements at §538 is required.


The Health Department has found that curbside trashbag pickup in residential apartment developments leads to vermin and vulture problems with associated complaints. Provide additional information regarding handling of trash and recycling at the town houses. Trash/recycling shall be placed into appropriate bins for pickup.

We are concerned that there may be insufficient garbage truck access to the apartment buildings' trash rooms.

Provide additional information regarding trash disposal locations at the apartments, including garbage truck access, pickup location and storage containers, etc. How will trash/recycling be transferred from the trash rooms to the trucks. Consideration shall be given to providing dedicated trash enclosures for each apartment buildings' trash/recycling containers.

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

  
John R. Sullivan, REHS

  
Keith Levine, Health Officer

TOWNSHIP OF LAWRENCE

Edward Tencza, Fire Marshal

Department of Public Safety

RECEIVED

JUL 15 2025

ENGINEERING DEPT.

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TO: Zoning/Planning Board

FROM: Edward Tencza

SUBJECT: Tricone Engineers Inc. Grovers Mill Residences, Grovers Mill Rd, Lawrence NJ

DATE: July 14, 2025

---

After review of proposed site plan for Grovers Mill Residences, Grovers Mill Rd, Lawrence NJ  
Block 4201.01, Lot 33.03

The following items of concern.

1. Relocation of fire hydrants on property and install additional fire hydrant, as indicated on provided drawing.  
**Hydrant # 1** location at entrance of property closest to Grovers Mill Road off mall access road near Building "F"  
**Hydrant # 2** location between Buildings "B" & "C" on Street "A"  
**Hydrant # 3** location at 2<sup>nd</sup> entrance closest to QuakerBridge Mall right side between mall access road and behind Building "D"
2. Fire Access road to Lawrence Township specifications between Buildings "B" & "C" for Ladder Tower access to rear of Buildings "C" & "D" with curb cut.
3. Extend driveway turn area on east corner (left side) of Building "F" to match rear of building for ladder truck access. This will provide larger area to place a fire department ladder truck for rear access.
4. Fire Lane Markings and proper "NO PARKING FIRE LANE" signs to be installed in areas indicated in highlighter on provided drawing.

Edward C. Tencza



Fire Marshal





## Starchy Hydrants





**To:** Lawrence Township Planning Board  
**From:** Environmental and Green Advisory Committee (EGAC)  
**Date:** July 5, 2025  
**Re:** Tricone, Grovers Mill Road – Block 4201.01, Lot L | Preliminary & Final Site Plan Review – Revised

---

## Introduction

Located at the headwaters of Shipetaukin Creek, adjacent to wetlands and part of a wildlife corridor, this site holds significant ecological value. Numerous variances suggest overdevelopment. The clear-cutting of nearly 600 trees raises serious environmental concerns. Incorporating mitigation strategies can better align this project with Township sustainability goals.

---

## Summary Recommendations

1. **EIS Revision:** Address mitigation, species assessments, and plan consistency.
  2. **Sustainable Design:** Submit the required Sustainable Design Assessment (§335-82(G)).
  3. **Tree Preservation:** Preserve 0.5–1 acres to offset ~295 sq ft of lost basal area.
  4. **Stormwater Design:** Convert stormwater basins to native bioretention features.
  5. **Lighting Compliance:** Replace fixtures with DarkSky-compliant alternatives.
  6. **Wildlife Protection:** Modify construction timing and enhance habitat edges.
  7. **Microclimate Enhancement:** Increase shading via native trees, bioswales, and vertical greening.
  8. **Flood Risk Mitigation:** Address potential garage flooding for Building F.
  9. **Visual Barriers:** Install barriers between wetlands and residential areas.
  10. **GHG Reduction:** Electrify systems and optimize envelope design.
  11. **Pest Management:** Adopt an Integrated Pest Management (IPM) plan.
  12. **Salt Management:** Implement road salt practices to protect headwaters.
- 

## I. Tree Removal & Forest Impacts

Approximately 585 mature trees (Red Maple, Oak, Cherry) will be removed, resulting in:

- ~295 sq ft basal area loss
- ~30,000–40,000 lbs CO<sub>2</sub> absorption per year

- ~500,000–750,000 gallons of annual rainfall interception loss Recovery via small-caliper tree replanting may require 25–50 years. Preserving 0.5–1 acre of trees would mitigate this gap.

#### **Design Opportunities**

<b>Area</b>	<b>Current Plan</b>	<b>Recommendation</b>
Forested Area	Full clearance	Preserve 0.5–1 acres
Stormwater Basins	Turf-lined	Convert to native bioretention
Parking	No shading	Add trees & bioswales
Amenity Lawns	Full turf	Include native meadows
Building Edges	Sparse landscaping	Use layered native vegetation
Tree Replanting	100 ornamentals	150+ native canopy trees

#### **II. Wildlife Protection**

Species likely present include:

- **State-listed:** Cooper’s Hawk, Great Blue Heron
- **Federally-listed/proposed:** Indiana Bat, Tricolored Bat, Monarch, Bald Eagle
- **Conservation Concern:** Wood Thrush, Bobolink, Canada Warbler

#### **Actions:**

- Avoid clearing from Apr 1–Sept 30 (nesting season)
- Preserve forest buffers and plant native species
- Reduce exterior lighting near sensitive areas
- Use biodegradable erosion controls
- Consult NJ Fish & Wildlife

#### **III. Plan Consistency (EIS Revision)**

Revise the EIS to demonstrate alignment or clarify conflicts with:

- **Township Master Plan:** Tree protection & green infrastructure
- **Community Energy Plan:** Electrification
- **NJ EMP (2019):** 100% clean energy by 2050
- **Mercer Hazard Mitigation:** Climate resilience
- **NJ SDRP:** Compact, sustainable growth

#### IV. Sustainable Design Assessment (§335-82(G))

Evaluate:

- Net-zero readiness and solar exposure
- Passive design and building envelope performance
- Energy and water efficiency
- Life-cycle cost comparisons

#### V. Greenhouse Gas Emissions & Electrification

Estimated Direct Emissions (Natural Gas):

- $85 \text{ units} \times \sim 3.75 \text{ tCO}_2\text{e} = \sim 318.75 \text{ metric tons/year}$
- With methane leakage:  $\sim 400\text{--}450 \text{ metric tons/year}$

Strategy	Application	Reduction
Electrify HVAC/Water	Use high-efficiency heat pumps	60–70% reduction
Induction Cooking	Replace gas stoves	Improved indoor air quality
Envelope Optimization	Better insulation & ventilation	Reduced energy load
Solar-Ready Roof	50–100 kW PV installation	Offsets $\sim 20\%$ load

#### VI. Passive Comfort & Building Design

- Orient for optimal solar gain and natural ventilation
- Utilize shading (trees, overhangs) and transom windows
- Design for cross-ventilation and incorporate ceiling fans

#### VII. Building F: Flooding & Foundation Protection

Adjacent to Basin 3:

- Install a sump pump system
- Ensure slab waterproofing details
- Maintain a 15–20 ft vegetated buffer

#### VIII. Lighting & Wildlife

Area	Color Temp	Fixture Details
Wetland Buffers	2700K	Shielded, $\leq 12$ ft high
Pedestrian Paths	2700K	Full cutoff

Area	Color Temp Fixture Details	
Entrances/Trash	3000K	Full cutoff, shielded
Central Parking	3000K	Full cutoff

**Action:**

- Replace 4000K fixtures (e.g., Lithonia ESX1) with smarter controls (timers, motion sensors).

## IX. Pet Access & Wetland Protection

For Building C (within 10 ft of wetland buffer):

- Install fencing and signage to limit pet access
- Incorporate protective clauses into HOA/lease agreements
- Educate residents on wetland protection via signage or digital channels

## X. Ecological Recovery & Green Infrastructure

- Preserve critical forest patches (0.5–1 acre) for wildlife corridors
- Convert stormwater areas into native bioretention basins
- Enhance microclimate by replanting native canopy trees and adding bioswales/tree trenches

## XI. Landscape Plan Review

The landscape design does not adequately offset the removal of ~585 mature trees.

**Tree Replacement:**

- **Current:** 87 ornamental trees. **Recommendation:** Increase to 150+ native canopy trees in parking areas, along roads, and near building edges

**Additional Recommendations:**

- **Invasive Species:** Remove *Spiraea japonica* and *Vinca minor*; avoid low-habitat species like *Ginkgo biloba* and *Juniperus spp.*
- **Layering & Buffers:** Implement multi-tier native plantings (canopy, understory, shrub, groundcover) using species such as *Amelanchier*, *Aronia*, *Carex*, *Phlox*, *Packera*
- **Biodiversity:** Introduce species with fall/winter interest (*Ilex*, *Cornus*, *Juniperus*) and long-blooming natives (*Monarda*, *Solidago*, *Eutrochium*)
- **Turf Conversion:** Replace turf lawns with native meadows or bioretention zones
- **Cultivars:** Favor straight local ecotype native species for robust habitat benefits
- **IPM, no synthetic fertilizers, & Salt Management:** Adopt IPM practices and prefer mechanical or brining methods for salt, supplemented by permeable pavements and vegetative buffers