

Applicant: Hope Presbyterian Church of Lawrenceville, Inc.

Appl. No.: SP – 4/26

## REFERRALS

|                               | Date           | Comments       | Date     | Comments | Additional |
|-------------------------------|----------------|----------------|----------|----------|------------|
|                               | Referred       | Dated          | Referred | Dated    | Reports    |
| a. Municipal Engineer         | <u>7/22/26</u> | <u>9/10/26</u> |          |          |            |
| b. Professional Planner       | <u>"</u>       | <u>9/11/26</u> |          |          |            |
| c. Traffic Consultant         | <u>—</u>       | <u>—</u>       |          |          |            |
| d. Construction Official      | <u>"</u>       | <u>7/23/26</u> |          |          |            |
| e. Shade Tree Advisory Comm.  | <u>"</u>       |                |          |          |            |
| f. Health Officer             | <u>"</u>       | <u>7/24/26</u> |          |          |            |
| g. Tax Collector              | <u>"</u>       |                |          |          |            |
| h. Public Safety              | <u>"</u>       |                |          |          |            |
| i. Environ. Res. Committee    | <u>"</u>       | <u>9/14/26</u> |          |          |            |
| 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: Preliminary & Final Major Site Plan w/ Variance Application No. SP- 4/26  
Hope Presbyterian Church of Lawrenceville, Inc., 140 Denow Road  
Tax Map Page 54, Block 5401, Lot 118

DATE: September 10, 2026

**General:**

The applicant, Hope Presbyterian Church, has requested site plan approval for an addition to the existing facility at 140 Denow Road. The building will be expanded for a new sanctuary behind the existing church, with construction of additional parking and other site improvements. Although the property is 9 acres, it is impacted by an extensive wetlands area so development is limited to the western corner of the site.

The applicant's engineer shall address the technical items noted in the below report.

**Detailed Report:**

**1.00 Site Layout**

- 1.01 The property is located in the EGI Zone and is surrounded by residential uses (Ventana community, single family developments). The Overall Site Plan notes that a buffer variance is required along the westerly property line with the Ventana site; however, this variance was addressed per Resolution 21-03 (attached) when Ventana was approved by the Planning Board. The church use predated the residential use so it was Ventana's obligation to provide the required buffer. With the expansion of the facility it may be appropriate to supplement the existing buffer. We will defer to the Planning Consultant.
- 1.02 The parking requirement for the site is based on the number of seats in the building. It is our understand that the improvements as proposed will serve the existing membership with a modest future increase. Testimony shall be provided regarding current and projected membership.
- a. With the addition, 360 seats will be provided which equates to 120 required parking spaces. The applicant has provided "make-ready" parking spaces for electric vehicle use which results in a 12-parking space credit. The total number of spaces provided is 108. The parking expansion also serves to improve the existing parking space deficiency. Currently during services there is parking at the day care facility across the street and along Denow Road.
  - b. The existing parking area on the left side of the church will be expanded and additional parking will be constructed in the front yard. The entrance/exit driveway location will remain at the westerly side of the site. Variances are required for parking lot setback (25' required, 16' provided along Denow Road, 23.7' provided along the side property line). As previously noted, the expansion has been planned in the western corner of the site due to environmental impacts. Although there is potentially developable land in the eastern part of the property, crossing wetlands would be problematic from a permitting perspective.

- c. A traffic report has been provided and discusses level of service conditions, intersection capacities, parking space sufficiency and site plan circulation. Traffic data was collected and analyzed based on Sunday morning and afternoon peak periods. This type of use does not typically generate traffic during weekday morning/afternoon roadway peaks and the study concludes there will be no impact to the surrounding intersections, driveways or roadways. The site's parking supply and circulation are appropriate for the use.
- 1.03 The NJDEP Wetlands permit number shall be labeled on the Site Plan when received. A conservation easement is recommended to encompass the wetlands/wetlands buffer areas. A deed shall be recorded with the Mercer County Clerk's Office.
- 1.04 The purpose of the amphitheater at the rear of the new sanctuary shall be discussed, including any proposed amplification system. The construction materials shall be confirmed (hardscape, grass, etc.)
- 1.05 The plans show all existing parking will be removed and reconstructed. The applicant shall provide information regarding whether construction will be phased to allow on-going use of the church or if the congregation will temporarily use a different site.
- 1.06 All proposed uses shall be described (study groups, child care, etc.)
- 1.07 Clarity if the existing sign will remain. It is partially located in the right of way.

## **2.00 Stormwater Management**

- 2.01 The proposed stormwater facilities include porous pavement and bioretention basins, components to satisfy the green infrastructure requirements. Generally, the stormwater design complies with the requirements and shall be confirmed through the applicant's testimony. Soil testing was performed, but not witnessed, as required per Section 522.E.4. Additional testing will be required. Groundwater recharge requirements and the stormwater management report will be further reviewed upon completion of updated testing. Any technical discrepancies shall be addressed in the revised report.
- 2.02 The stormwater management facilities will discharge into a swale that drains to a culvert owned by Mercer County. The existing detention basin to be removed as part of the project currently drains to this swale. Swale stability shall be addressed.
- 2.03 The Operations and Maintenance Manual shall specify that annual maintenance reports are due January 1. The manual shall be site specific and shall be prepared in accordance with NJDEP guidance. Coordinates shall be included for the stormwater components. The manual shall be recorded with a deed declaration at the Mercer County Clerk's office.
- 2.04 A post and rail fence is shown around the perimeters of the bioretention basins. The Township does not typically require basins to be fenced for emergency purposes.
- 2.05 The Major Project Summary shall be completed.

## **3.00 Grading**

- 3.01 The grading plan shall be revised to eliminate grading within the driplines of the existing 24" trees along the frontage of the property. If necessary, tree wells shall be provided. These trees shall remain and shall be protected during construction.

- 3.02 The lawn area on the left side of the driveway shall be regraded to eliminate the low area or provide positive drainage. The existing trees shall be shown on the plan and shall be noted to remain.

**4.00 Miscellaneous**

- 4.01 The existing lights in the parking lot are noted to remain and shall be included in the lighting analysis to verify proper lighting levels.
- 4.02 All parking lot lights shall be noted to be on a timing device.
- 4.03 A trash and recycling area have not been provided. Testimony is required.
- 4.04 The construction details shall be revised as follows:
- a. The bioretention system detail show 6" of sand in the cross-section; however, note 2 indicates 12".
  - b. Trash racks shall be provided in the outlet structures.
  - c. A clean stone foundation shall be provided for outlet structure A.
  - d. Shop drawings will be required for retaining walls.
- 4.05 Other permits / approvals:
- a. NJDEP Wetlands
  - b. Delaware and Raritan Canal Commission
  - c. Mercer County Planning Board
  - d. Ewing Lawrence Sewerage Authority
  - e. Aqua Water Company
  - f. Public Safety
  - g. Lawrence Township Sol Disturbance Permit (prior to construction)

JRL:las

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Township of Lawrence  
County of Mercer

## RESOLUTION OF MEMORIALIZATION 21-03

RESOLUTION OF MEMORIALIZATION APPROVING  
PRELIMINARY AND FINAL SITE PLAN WITH VARIANCES AND WAIVERS  
APPLICATION NO. SP-10/02  
DENOW ASSOCIATES, L.L.C. (G. ALESSI & I. CASTALDO)  
DENOW ROAD & FEDERAL CITY ROAD  
TAX MAP PAGE 54, BLOCK 5401, LOT 119

WHEREAS, the applicant has applied for preliminary and final site plan approval with variances and waivers for the proposed construction of a 52-unit senior development consisting of eleven (11) buildings, associated parking, stormwater management, and landscaping, on a 9.38 ± acre tract of land (after right-of-way dedication along Federal City Road), in accordance with the Senior Citizen Residential (SCR) zoning district of the Lawrence Township Land Use Ordinance (LUO), for documents consisting of the following:

- Letter dated June 4, 2002, from Beverly A. Rankin, Management Assistant, State of New Jersey, Dept. of Law and Public Safety
- Letter dated June 6, 2002, from J. Mark Wiedmann, AIA, Principal, Weidmann-Zelig Group
- Letter dated June 14, 2002, from Neil Yoskin, Esquire, Bennett & Yoskin
- Letter dated June 20, 2002, from Neil Yoskin, Esquire
- Letter dated August 8, 2002, from William H. Hamilton, PP/CLA, Director of Planning and Landscape Architecture, Omland Engineering Associates, Inc.
- Letters dated August 14 and 26, 2002, from Neil Yoskin, Esquire (re witnesses)
- Letter dated September 5, 2002, from Neil Yoskin, Esquire
- Letter dated October 23, 2002, from Neil Yoskin, Esquire
- Letter dated October 31, 2002, from Neil Yoskin, Esquire
- Letter dated January 2, 2003, from Neil Yoskin, Esquire
- Application No. SP-10/02, dated June 13, 2002
- Traffic Assessment Study, dated May 28, 2002
- Stormwater Management Report for Denow Associates, dated May 29, 2002, revised August 8 and November 21, 2002, and January 2, 2003
- Drainage Area Map, Sheet 1/3, revision dated August 9, 2002
- Proposed Drainage Area Map, Sheet 2/3, revision dated August 9, 2002
- Inlet Drainage Area Map, Sheet 3/3, revision dated August 9, 2002
- Cover Sheet, Sheet 1/16, revision dated January 2, 2003
- Key Map, Sheet 2/16, revision dated January 2, 2003
- Existing Conditions and Tree Removal Plan, Sheet 3/16, revision dated November 20, 2002
- Layout and Dimensioning Plan, Sheet 4/16, revision dated January 2, 2003
- Grading Plan, Sheet 5/16, revision dated November 2, 2003 (sic)
- Utility Plan, Sheet 6/16, revision dated January 2, 2003
- Lighting and Landscaping Plan, Sheet 7/16, revision dated January 2, 2003
- Foundation Landscaping Plan, Sheet 8/16, revision dated January 2, 2003
- Off-site Storm Sewer Plan and Profile, Sheet 9/16, revision dated January 2, 2003

- Profiles, Sheet 10/16, revision dated January 2, 2003
- Profiles, Sanitary Sewer, Sheet 11/16, revision dated January 2, 2003
- Construction Details, Sheet 12/16, revision dated January 2, 2003
- Construction Details, Sheet 13/16, revision dated November 20, 2002
- Construction Details, Sheet 14/16, revision dated January 2, 2003
- Construction Details, Sheet 15/16 and 16/16, revision dated August 9, 2002
- Floor Plan, Sheets A-1 - A-4, revision dated June 6, 2002
- Building Elevation - Front, Sheet A-5, revision dated June 6, 2002
- Building Elevation - Side, Sheet A-6, revision dated June 6, 2002
- Building Elevation - Rear, Sheet A-7, revision dated June 6, 2002
- Building Elevation - Front, Sheet A-8, revision dated June 6, 2002
- Building Elevation - Rear, Sheet A-9, revision dated June 6, 2002; and

WHEREAS, the following variances have been requested or found to be required:

**§ 410.H.1. - RECREATIONAL AMENITIES - REQUIRED:** At least 20% of the site or 1.92 acres, whichever is greater, for active and passive recreational use of the residents of the project; **PROPOSED:** 13% or 1.25 acres; the two commons/recreation areas comprise approximately 0.5 acre.

**§ 430.J. - STREAM BUFFERS - PERMITTED:** No disturbance,, including but not limited to, grading and the placement of buildings, within 100 feet of the 100-year flood plain of a stream along all stream corridors or from the upper bank for which a flood plain line has not been established; **PROPOSED:** 50-foot minimum provided - portions of the perimeter walkway and the northwest detention basin located within the stream buffer.

**§ 525.H.4. - BUFFER FOR RESIDENTIAL USES - REQUIRED:** 50 feet along northern and eastern property line and 25-foot reverse frontage buffer along Federal City Road and between Building 9 and Denow Road; **PROPOSED:** Effective buffer width reduced to approximately 25 feet along the northern property line, and 17 feet along the eastern property line due to detention basins encroaching within the buffer area at the northwest and southeast corners of the property; in addition, the proposed perimeter walkway, rear yard patios for Building Nos. 7, 8, and 9; and the sidewalk adjacent to Building No. 4 encroach within all of the required buffer areas; and

WHEREAS, the following waivers have been requested or found to be required:

**§ 525.C.1. - STREET TREE LOCATION - REQUIRED:** Street trees shall be installed on both sides of all streets in accordance with an approved landscape plan, spaced evenly along the street between the curb and sidewalk; **PROVIDED:** Proposed street trees are located inside the property line along all of the site frontage, and not between the curb and sidewalk (within the street right-of-way).

**§ 525. C.2. - STREET TREE SPACING/NUMBER: - REQUIRED:** Spacing shall depend on tree size when trees are planted at predetermined intervals along streets; the number of proposed street tree plantings along Schindler Court, and along South Oak, North Oak, and Sterling Lanes is insufficient to meet the minimum spacing requirements; **PROVIDED:** The plan has been revised to show additional street trees along Denow Road in conformance with LUO; the planting interval along the project's interior roads would still average approximately 50 feet, requiring a waiver.

**§ 525.H.1.c. - DETENTION BASIN LOCATION - PROHIBITED:** Detention basins are not permitted within the required landscape buffer; a portion of each of the two (2) detention basins

at the northwest and southeast corners of the site encroaches into the required buffer area along the northern and eastern property lines.

§ 525.H.2. - BUFFER PLANT DENSITIES - REQUIRED: Variable along the width of the buffer in accordance with § 525.H.2.a. and b., and TABLE 5.11; PROPOSED: Insufficient number of plants in the buffer on the north and east sides of the property.

§ 525.H.2.a. - FENCE LOCATION - REQUIRED: Fence is required to be located on the interior side of the buffer, not adjacent to the property line; PROPOSED: Proposed fence, being used around the perimeter to reduce the buffering requirements, is located along the northern and eastern property lines and a portion of the southern property line.

§ 525.J.1. - STORMWATER DETENTION FACILITY LANDSCAPING - REQUIRED: Stormwater management areas, including detention basins, shall be landscaped in accordance with the standards in this subsection of the LUO; PROPOSED: Minimum planting standards of this subsection have not been met.

§ 527.D. - PEDESTRIAN WAY ILLUMINATION - REQUIRED: Minimum pedestrian way illumination per Table 5.14; PROPOSED: Plans have been revised to show additional illumination around the parking areas; requirements still have not been met.

§ 530.O. - RESIDENTIAL DRIVEWAY WIDTH - PROHIBITED: Continuous open residential driveways in excess of 22 feet; PROPOSED: Six (6) double driveways with a width of 40 feet.

WHEREAS, the application was received June 14, 2002, and was declared incomplete on July 29, 2002; the resubmission, received August 9, 2002, was declared complete on August 13, 2002, with action required by December 11, 2002, in conformance with the LUO; and

WHEREAS, an extension for action by the Planning Board was granted to January 13, 2003; and

WHEREAS, Township officials, advisory committees, and other agencies, as required by the LUO, have reviewed said application and submitted the required reports and/or approvals; and

WHEREAS, jurisdiction on this application was accepted by the Planning Board, and a public hearing was started on this matter on Monday, October 7, 2002, with jurisdiction continued to a special meeting on Monday, November 11, 2002; and

WHEREAS, Neil Yoskin, Esquire, represented the applicant at the hearings; also present were Creigh Rahenkamp, PP; Robert Geiger, Jr., of Denow Associates; Eric Keller, PE/PP, Traffic Engineer; Bill Hamilton, PA; and Mark Wiedmann, Landscape Architect, who were placed under oath; and

WHEREAS, the Tax Collector, per report dated June 17, 2002, and updated by telephone September 26, 2002, advised that taxes are current (no sewer service); and

WHEREAS, the Health Officer per report dated September 24, 2002, advised that public water service and sewer service are available; and

WHEREAS, the Construction Official per report dated September 25, 2002, had no comments at this time; and

WHEREAS, the Mercer County Planning Board, per letter dated October 1, 2002, advised that the plans were approved September 12, 2002, by the Land Development Committee, subject to conditions; and

WHEREAS, the Planning Board considered and received in evidence the following exhibits at the hearing held October 7, 2002:

- A-1 Site Plan, dated October 7, 2002
- A-2 Colored Building Elevation A-5
- A-3 Colored Floor Plan A-3
- A-4 Affordable Unit Floor Plan A-1
- A-5 Federal City Road Elevation Plan
- A-6 Side Elevations A-6; and

WHEREAS, the Planning Board considered and received in evidence the following exhibits at the hearing held November 11, 2002:

- A-1 through A-4 presented again
- PB-1 Sketch prepared by Board's Planning Consultant; and

WHEREAS, the Planning Board considered and received in evidence Exhibit A-7 - Rendering - Colored Landscape Plan at the hearing held December 16, 2002; and

WHEREAS, no formal action was taken at either the October 7, 2002 or November 11, 2002 meetings, with the hearing continued to Monday, December 2, 2002, which meeting, however, was canceled, and the hearing was continued to Monday, December 16, 2002; and

WHEREAS, the Planning Board considered and received in evidence the following exhibits at the hearing held January 13, 2003:

- A-8 Rendering - Landscape Plan
- P-1 and P-2 - Photographs, presented by Mr. Koyomdjean; and

WHEREAS, no formal action was taken at the regular meeting held December 16, 2002, and the hearing was continued to Monday, January 13, 2003; and

WHEREAS, the applicant has provided testimony that the variances and waivers herein described above could be granted without adversely impacting the zone plan of the Township of Lawrence and are of such a nature that approval of these variances and waivers could be granted without substantial detriment to the public good, and the benefits conferred by this application outweigh any detriments; and

WHEREAS, after deliberation, the Planning Board of the Township of Lawrence, County of Mercer, makes the following findings of fact and conclusions:

1. **ZONING:** Senior Citizen Residential (SCR) - § 410.B. of the LUO permits multi-unit age-restricted development as a principal use, and § 410.C. provides for community rooms, outdoor recreational facilities, off-street parking, fences, signs, etc., as permitted accessory uses.

The site is nearly flat, with an elevation difference of only seven (7) feet at its most extreme contours, is presently farmed with a dwelling centered on the lot; two small groves of trees are present, and the only trees to be retained are at the edges of the property. There are no wetlands or streams on the site; however, the extreme northwest corner of the site is within a floodplain buffer area.

2. **ADJACENT LAND USES:**

NORTH AND WEST: Single-family dwellings

SOUTH: Several single-family detached dwellings, and two (2) child care centers, plus a vacant lot also owned by the owners of this parcel

EAST: Hope Community Church

3. **DEVELOPMENT PROPOSAL:** The applicant proposes a development of 52 age-restricted townhouse units on a 9.62 acre site located on the northeast corner of the intersection of Federal City and Denow Roads. The proposed density is 5.5 units per acre, considerably less than the 14 units per acre permitted in the district, which could only be realistically achieved through the development of apartments. Access is proposed from Denow Road, and the interior street system is intended to be private. An emergency access is also proposed from Denow Road.

The project has been redesigned to eliminate one of the interior three-unit buildings and to create two open space/amenity areas in place of the single central area previously proposed. On the north side of the project, one (1) additional unit has been incorporated within Building No. 7, resulting in a net decrease for the overall project from 54 units to 52 units.

4. Variances and waivers have been previously listed in this resolution.
5. The applicant has substantiated that the benefits resulting from this development would substantially outweigh any negative impacts, thus warranting favorable action on the requested and required variances and waivers.

6. Submission of the Environmental Impact Statement and the Community Impact Statement is not required.
7. The variances and waivers herein mentioned above can be granted without adversely impacting upon the zone plan, the benefits conferred by this application outweigh any detriments, and the variances and waivers are of such a nature that said variances and waivers can be granted without substantial detriment to the public good.
8. But for the requested variances and waivers, the applicant meets all requirements of the LUO.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lawrence, County of Mercer, Application No. SP-10/02, submitted by Denow Associates, L.L.C., be and the same is hereby granted preliminary and final site plan approval with variances and waivers subject to the following conditions:

1. A disclosure statement shall be added to any Public Offering Statement that the roads do not meet the Township standards as to road width and required right-of-way, and the Township will not accept dedication of the roads in the future.
2. Perimeter walkways will be open to the public for usage. Those portions adjacent to or fronting Denow Road and Federal City Road shall be dedicated within an easement for public access.
3. Rear yard patios shall be limited to 150 square feet with a maximum depth of ten (10) feet.
4. The required fence within the 40 foot buffer along the easterly property line (contiguous with the church property) shall be eliminated, requiring a 10 foot variance from the 50 foot buffer width requirement. The applicant agrees to provide landscaping on the church property (no easement, one-time planting included in the performance guarantee). The fence along the northerly property line shall be six (6) feet high board-on-board wooden fence.
5. Every unit must comply to the Federal Fair Housing Act in that no one under 18 years of age may establish permanent residency. This condition shall be stipulated in the master deed filed with the Department of Community Affairs.
6. No on-street parking shall be permitted, and all streets will be properly signed and striped per Township requirements.

7. The applicant agrees to contribute to the township's affordable housing fund. The total amount contributed shall be based upon thirteen units. The applicant shall enter into a developer's agreement with Lawrence Township Council stipulating the final amount and payment schedule.

8. Detention basin plantings shall be supplemented and south landscape square supplemented per Township Planning Consultant's comments.

9. Driveways wider than 22 feet shall be separated with a brick paver or stamped concrete divider along the entire length of the driveway.

10. Although the applicant provided an analysis of the sight distance, the applicant agrees to raise the exit drive a small amount to further improve sight distance.

11. A Certificate of Approval is required from the Delaware and Raritan Canal Commission and is to be submitted to the *Division of Planning and Redevelopment* prior to the signing and distribution of approved plans or issuance of a soil disturbance permit.

12. A final letter of approval is required from the Mercer County Planning Board and is to be submitted to the *Division of Planning and Redevelopment* prior to the signing and distribution of approved plans.

13. A letter regarding the availability of sewer service to this site is required from the Ewing-Lawrence Sewerage Authority and shall be submitted to the *Division of Planning and Redevelopment* prior to the signing and distribution of approved plans.

14. A letter regarding the availability of public water to this site is required from the Lawrenceville Water Company and shall be submitted to the *Division of Planning and Redevelopment* prior to the signing and distribution of approved plans.

15. The applicant shall comply with all requirements of the State of New Jersey as they relate to blasting, if required, and shall notify the Lawrence Township Department of Emergency Management, the Lawrence Township Police Department, and the Lawrence Township Municipal Engineer, and all property owners within 200 feet before any blasting occurs. In that regard, the applicant shall comply with all applicable regulations of the New Jersey State Fire Prevention Code, and, in particular, Section F-2608.0 therein entitled "Blasting."

16. The applicant is required to comply with the items which were listed in the report dated January 6, 2003, from the Municipal Engineer, incorporated herein and made a part of this Resolution as Addendum "A." Revisions shall be shown on the pertinent plans, and any additional information shall be provided as required. All items are to be submitted to the *Division of Planning and Redevelopment* for review and approval by the Municipal Engineer.

17. The applicant is required to comply with the items which were listed in the report dated January 9, 2003, from the Planning Consultant, incorporated herein and made a part of this Resolution as Addendum "B." Revisions shall be shown on the pertinent plans, and any additional information shall be provided as required. All items are to be submitted to the *Division of Planning and Redevelopment* for review and approval by the Planning Consultant.

18. The applicant is required to comply with the items which were listed in report dated January 14, 2003, from the Traffic Consultant, incorporated herein and made a part of this Resolution as Addendum "C." Revisions shall be shown on the pertinent plans, and any additional information shall be provided as required. All items are to be submitted to the *Division of Planning and Redevelopment* for review and approval by the Traffic Consultant.

19. The applicant is required to comply with the items which were listed in report dated January 8, 2003, with the exception of Item Nos. 3 and 4, from the Public Safety Coordinating Committee, incorporated herein and made a part of this Resolution as Addendum "D". Revisions shall be shown on the pertinent plans, and any additional information shall be provided as required. All items are to be submitted to the *Division of Planning and Redevelopment* for review and approval by the Public Safety Coordinating Committee personnel.

20. Homeowners' Association documents are to be prepared and submitted to the *Division of Planning and Redevelopment* for review and approval.

21. Any proposed development name is to be submitted to the *Division of Planning and Redevelopment* for review and approval, in order to determine that this name does not conflict with any presently existing in the Township of Lawrence.

22. Any proposed street names are to be submitted for approval by the *Division of Planning and Redevelopment* and by the *U. S. Postal Service*, in order to determine that these new street names do not conflict with any presently existing in the Township of Lawrence or the particular postal delivery service; and

23. Solid waste generated during construction is to be disposed of off-site in an appropriate landfill. On-site open burning and/or on-site disposal of solid waste is prohibited by State and local pollution control laws.

24. Denow Road is under a road opening moratorium until August 2005. The applicant is advised that, in accordance with Township regulations, since Denow Road is a local Township road, all work performed in the street will require a street opening permit. A note to this effect shall be added to the plan and any deed of conveyance. It is understood that actual issuance of any required street opening permit is not a condition of stamping of approved plans by the appropriate Township officials.

25. The applicant is to comply with the Mandatory Recycling Act (P.L. 1987, c. 102) (Mercer County Recycling Ordinance 89-19); proposals for new developments of 25 or more multi-family units shall incorporate provisions for recycling.

26. A soil disturbance/removal application must be submitted to the *Division of Engineering*, and a permit issued by the Municipal Engineer prior to any disturbance of soil or issuance of a building permit. Bonding and inspection fees for soil erosion control, per estimate submitted to the *Division of Engineering* for review and approval by the Municipal Engineer, must be submitted prior to the issuance of a soil disturbance permit.

27. Bonding for all improvements, excluding buildings and all public water, gas, electric, and sanitary sewer lines, per estimate submitted to the *Division of Engineering* for review and approval by the Municipal Engineer, must be submitted prior to the signing of final plans by the designated officials and prior to the issuance of a soil disturbance permit.

28. Inspection fees in a sum equal to five percent (5%) of the amount of total improvement cost of the project, excluding the cost of the structure(s), and all public water, gas, electric, and sanitary sewer lines, per estimate submitted to the *Division of Engineering* for review and approval by the

Municipal Engineer, must be submitted prior to the signing of plans by the designated officials and prior to the issuance of a soil disturbance permit. To the extent that the actual inspection fees are less than the estimated inspection fees, the applicant may apply for a refund of any unexpended monies ONLY after release by the Township of any and all bonding.

29. Professional review fees, if due, must be paid to the *Department of Finance* prior to distribution of approved plans.

30. Prior to any construction, and prior to the issuance of any building permit, the applicant agrees to meet at a pre-construction conference with the Municipal Engineer, and others as required.

31. Tree cutting and tree removal shall be in accordance with the approved site plan.

32. Revised plans incorporating the conditions herein mentioned above, and other documents required must be submitted to the *Division of Planning and Redevelopment* within sixty (60) days of the date of this Resolution, for review and approval as to compliance with the conditions of approval. Said sixty (60) day period may be extended by the Township administrative staff as may be deemed necessary.

ACTION TAKEN BY THE PLANNING BOARD ON JANUARY 13, 2003, GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL, WITH VARIANCES AND WAIVERS, WITH CONDITIONS:

INTRODUCED BY: W. Guhl

SECONDED BY: Councilwoman P. Mount

ROLL CALL VOTE: 9 AYES 0 NAYS 0 ABSTAINED 1 ABSENT 1 PRESENT, NO VOTE

AYES: Crowley, Donahue, Guhl, Horan, Maffei, Councilwoman Mount, Councilwoman Weisberg, Kownacki, and Wilfrid

ABSENT: Watson

PRESENT BUT INELIGIBLE TO VOTE: Duran

ACTION TAKEN ON THIS RESOLUTION:

INTRODUCED BY: Weisberg

SECONDED BY: Crowley

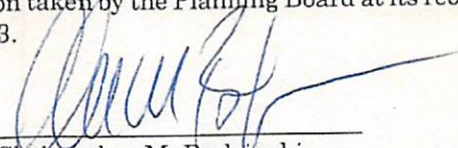
ROLL CALL VOTE: 5 AYES, 0 NAYS, 0 ABSTAINED, 3 ABSENT, 2 PRESENT, NO VOTE

AYES: Crowley, Guhl, Councilwoman Mount, Councilwoman Weisberg and Kownacki

ABSENT: Donahue, Horan and Wilfrid

PRESENT BUT INELIGIBLE TO VOTE: Watson and Duran

I, Christopher M. Budzinski, Secretary to the Planning Board of the Township of Lawrence, County of Mercer, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution of Memorialization 21-03 adopted by the Planning Board at its regular meeting held Monday, April 21, 2003. This Resolution memorializes formal action taken by the Planning Board at its reorganization and regular meeting held Monday, January 13, 2003.

  
\_\_\_\_\_  
Christopher M. Budzinski  
Secretary to the Planning Board

AMW:CMB  
Final Version

h:\ann\2003resolutions\denow assoc rom 21-03.doc

NOTE: Maffei no longer a member of the Planning Board.



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  
Thomas DiMartino, AICP *[Signature]*

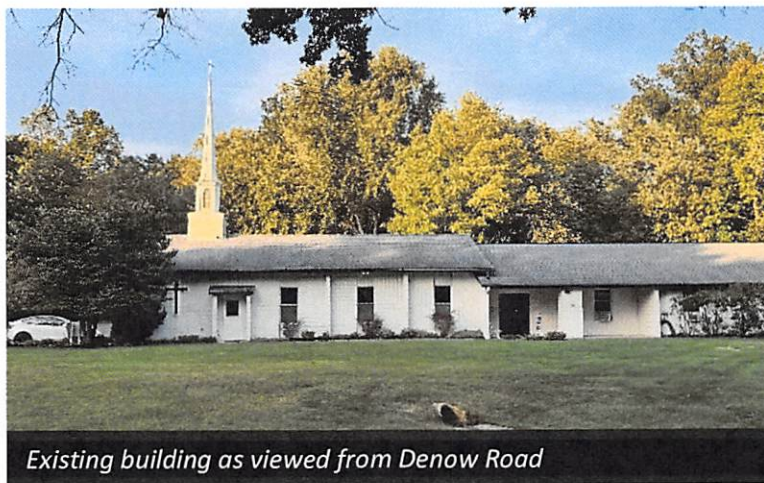
**Re:** Hope Presbyterian Church of Lawrence, Inc.  
**Major Site Plan**  
Block 5401 Lots 118  
140 Denow Road  
Education, Government & Institutions (EGI) District

**Date:** September 11, 2026

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## 1.0 Project Overview

- 1.1 The Applicant is seeking Preliminary and Final Major Site Plan approval to construct a building addition with a footprint of 4,566 s.f., that will include a sanctuary of 360 seats as well as classrooms, and an outdoor "amphitheater seating area" with ascending stone seating on the exterior of the structure.



*Existing building as viewed from Denow Road*

- 1.2 The subject property is a 9-acre parcel identified as Block 5401, Lot 118, commonly known as 140 Denow Road, and is located within the Education, Government & Institutions (EGI) District. The site is developed with a 6,586 s.f. house of worship and approximately 55 parking spaces arranged along the western side property line. Existing accessory improvements include a recreation area to the rear of the existing



building consisting of a playground, outdoor seating, and a pavilion with a canopy. Vehicular access is provided by a single two-way driveway from Denow Road that leads directly to the parking area. A substantial wetland area is located in a portion of the rear yard and along much of the southeast side property line; the applicant identifies a 50 foot transition area buffer. The property's developable area is constrained by the existing wetlands. The undeveloped areas of the site have a dense tree canopy.

**1.3** A summary of the proposal is provided below.

**Proposed Improvements:**

- Building addition at the rear with a footprint of 4,556 s.f.
  - Indoor sanctuary with 360 total seats.
  - Basement space that includes 5 classrooms, 1 nursery, 2 restrooms and mechanical space.
- Entrance and building foyer addition of 186 s.f. facing Denow Road.
- Outdoor stone amphitheater with ascending seats.
- Front yard parking area with 53 additional parking spaces.
- 23 total new light fixtures, consisting of pole mounted, building mounted and pathway lights.
- 2 bio-retention basins proximate to the front and southwest side property lines enclosed by retaining walls of approximately 3.5 feet in height.
- Concrete walkways serving the building addition.
- Plantings along Denow Road, along the western property line, and elsewhere on the site.

**Existing Improvements to be retained:**

- Building.
- Parking area and site access.
- Freestanding sign.
- Rear pavilion with a canopy on concrete pad.
- Rear playground and recreation area, including swings, slide, and benches.
- Rear shed.

**Improvements to be demolished:**

- Concrete walk from parking area to canopy overhang.
- Existing stormwater management facilities in the front yard proximate to Denow Road.

**2.0 Surrounding Area**

- 2.1** The site is largely surrounded residential uses. A townhouse community is located to the west and single-family dwellings are to the east and northeast. A day care is located across Denow Road.



Aerial Map



### 3.0 Compliance

- 3.1 Zone.** The Property is located within the Education, Government & Institutions (EGI) District in which the purpose is intended for governmental, educational, charitable health care and religious uses presently existing within the municipality. Buildings within the EGI district are often in a complex or campus form integrating residential, office, recreational, health care, houses of worship and other ancillary uses with its primary function
- 3.2 Use.** The current use on the property is a religious institution, which is a permitted use within the EGI District.
- 3.3 Bulk Standards.** The bulk standards proposed for the property can be found enumerated in the table below. No bulk variance relief is required.

| §426 EGI District                                     |          |                      |                      |           |
|-------------------------------------------------------|----------|----------------------|----------------------|-----------|
| Bulk Standard                                         | Required | Existing             | Proposed             | Variance? |
| Min. Lot Area                                         | 5 acres  | 393,010 sf (9 acres) | 393,101 sf (9 acres) | No        |
| Min. Lot Width                                        | 300 ft   | 426.3 ft             | 426.3 ft             | No        |
| Min. Front Yard Setback (principal)                   | 100 ft   | 137.3 ft             | 134.3 ft             | No        |
| Min. Front Yard Setback (accessory)                   | 75 ft    | 206.1 ft             | 206.1 ft             | No        |
| Min. Side Yard (principal)                            | 100 ft   | 101.3 ft             | 101.3 ft             | No        |
| Min. Side Yard (accessory)                            | 75 ft    | 123.4 ft             | 123.4 ft             | No        |
| Min. Rear Yard (principal)                            | 100 ft   | 728.3 ft             | 636 ft               | No        |
| Min. Rear Yard (accessory)                            | 75 ft.   | 123.4 ft             | 123.4 ft.            | No        |
| Max. Impervious Coverage                              | 60%      | 7.4%                 | 14%                  | No        |
| Max. Floor Area Ratio                                 | 0.20     | 0.02                 | 0.03                 | No        |
| Max. Building Height (within 500 ft of property line) | 50 ft.   | 18.6 ft              | < 50 ft.             | No        |

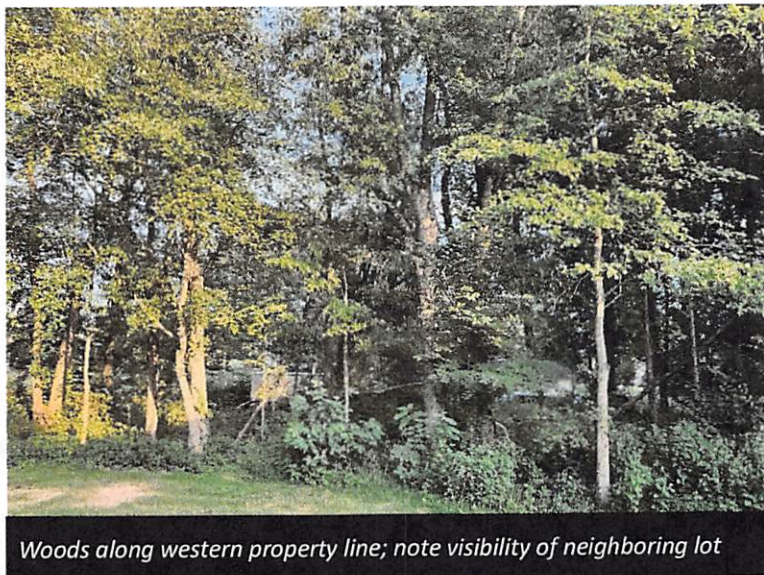


- 3.4 Buffer.** As per Section 525H, a buffer of at least 50 feet shall be provided where an institutional use abuts a residential zone or use. The subject site abuts residential uses on both sides and the rear. The existing woodlands satisfy the requirement to the rear and along the east side property line. The existing parking setback along the western property line is a minimum of 23.7 feet and increases to approximately 37 feet. This area is undersized but includes a variety of trees. The existing condition is not compliant.
- 3.5 Parking Buffer.** As per Section 530.F, parking is prohibited within a required buffer area. As noted in item 3.4, the existing parking area has an undersized setback and therefore an undersized buffer. The existing condition is not compliant.
- 3.6 Parking Screening.** As per Section 525.L.3., parking areas shall be screened with a combination of berms, fences, hedges and/or walls. The Applicant is proposing a variety of plantings along Denow Road to screen the view of the proposed parking area.
- 3.7 Parking Setback.** As per Section 530.F, parking lots must be setback minimum of 25 feet from all lot lines unless a specific section mandates a larger setback. The Applicant is proposing a front yard parking setback of 18 feet. An exception is required.
- 3.8 Parking Design.** As per Section 525.L5, no more than 20 parking spaces may be in row without intervening landscape islands. The Applicant is proposing 26 new parking spaces within the center aisle of the proposed front yard parking without a landscape island in between. An exception is required.
- 3.9 Loading Space.** As per Section 530K1, institutional uses shall provide one loading space at 15 x 60 feet for each 50,000 sf. The Applicant is not providing any loading spaces. An exception is required.
- 4.0 Site Plan Comments**
- 4.1** The Applicant indicated a total proposed floor area of 11,338 square feet, which includes both the existing church building and the proposed addition. However, the total area of the existing church and the footprint of proposed sanctuary is 11,152 s.f. Given the basement appears to be same size as the addition, rather than 186 s.f. (11,338-11,152), the total proposed floor area appears to be inaccurate. The Applicant should revise the floor area and floor area ratio calculations to include the basement space.
- 4.2** Floor plans for the existing building were not submitted. It is unclear how this space will be used once the addition is constructed and it is unclear if or how visitors will navigate between the existing and proposed building areas. .
- 4.3** While the Applicant states the required parking is satisfied, additional information should be provided to address the various components of the proposed facility, level of activity and parking demand. The Applicant applies the Township's required parking ratio of 1 space for every 3 seats, as per Table 5.16 in Section 530.C.2., for houses of worship. The proposed 360 seat sanctuary requires 108 parking spaces after applying EVSE parking credits. The Applicant is providing 108 spaces.

The following information should be provided for the Board to assess the proposed on-site activity and likely parking demand.

- How will the existing building be used? Submission of a floor plan would aid in understanding the future use of this building.
- Hours of operation for the various uses on the site and whether the various components of the site will operate simultaneous to the sanctuary space. This should address the sanctuary, classrooms, amphitheater and other areas.

- 4.4 While the additional parking is necessary to accommodate the expansion and the front yard parking setback is compliant, the proposal's replacement of the 100+ foot setback that largely appears as lawn area (but is used for stormwater management) with the new parking area will change the character of the site. The increased intensity is proposed to be mitigated with the plantings along the street and elsewhere on the site.
- 4.5 Given the fact that much of the existing improvements as well as some of the proposed improvements are encroaching into the 50-foot transition area associated with the existing wetlands on the site, the Applicant should provide information on the status of any required NJDEP permits. This should include, but may not be limited to whether a wetlands transition area averaging plan has been prepared.
- 4.6 The Applicant should provide testimony on the anticipated use of the amphitheater, including but not limited to anticipate hours, lighting and noise. Note that building-mounted lighting is proposed. The Board should consider any noise or visual impact associated with the amphitheater. While woodlands of approximately 85 feet in depth extend from the eastern property line, the Board should consider whether evergreen trees, or other mitigation efforts, are necessary to address the impact upon the neighboring residential use.



- 4.7 There is an existing shed that crosses the northeast property line shared with Block 5401.01, Lot 115.10. It appears to belong to the neighboring lot.
- 4.8 The Applicant should ensure that the color temperature of the new light fixtures is consistent with the existing lighting. All new lighting should be shielded and directed downward to minimize glare onto adjacent properties. All proposed lighting shall be limited to a color temperature of 3000k and shall be dark sky compliant.
- 4.9 The Applicant should provide additional evergreen trees to the western property line to better screen the site from the Townhouses to the west. Doing so may also mitigate any noise impact of the proposed amphitheater space.



*Parking buffer along the eastern property line*

- 4.10 The Applicant should provide testimony as to trees proposed for removal. It appears there are a few large trees that may need to be removed to accommodate the building expansion. Tree removal should comply with Section 541 of the Township Land Use Development Ordinance.
- 4.11 The Applicant is not proposing a refuse collection area. The site plan should be revised to accommodate refuse and recycling collection. Any proposed refuse collection area shall comply with Section 538 of the Township Land Use Development Ordinance.
- 4.12 The Applicant should identify the materials for the proposed modular block retaining walls enclosing the proposed front yard bio-retention basins. Additionally, the materials should be complementary to site's building materials.
- 4.13 The applicant should provide plantings to screen the bio-retention basin closest to Denow Road.
- 4.14 The Applicant should provide a more diverse selection of plantings within the bio-retention basins.
- 4.15 The Applicant should revise the renderings of the new construction to show the existing steeple on located



on the church or should indicate its removal if that is the case.

**5.0 Materials Reviewed**

**5.1 Application and Supporting Documents**

- 5.2** Site Plan, consisting of 14 sheets, prepared by Jeffery Haberman, PE, of Dynamic Engineering, dated May 19, 2026 and last revised June 19, 2026.
- 5.3** Topographic Survey, consisting of 1 sheet, prepared by Ryan J. Patrick, PLS, of Carroll Engineering, dated September 3, 2025
- 5.4** Architectural Plans, consisting of 7 sheets, prepared by Michael Farewell, FAIA, of Farewell Architects, LLC, dated May 21, 2026

**6.0 Applicant Team**

- 6.1** Applicant: Hope Presbyterian Church of Lawrenceville, Inc., 140 Denow Road, Lawrence, NJ 08648, 609-896-9090
- 6.2** Attorney: Mark Roselli, Esq., Roselli Griegel Lozier, PC, 1337 Highway 33, Hamilton Square, NJ 08690, 609-586-2257
- 6.3** Engineer: Jeffery Haberman, PE, Dynamic Engineering Consultants, 1904 Main Street, Lake Cuomo, NJ 07719, 732-974-0198

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

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

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Preliminary & Final Major Site Plan w/ Variance Application No. SP- 4/26  
Hope Presbyterian Church of Lawrenceville, Inc., 140 Denow Road  
Tax Map Page 54, Block 5401, Lot 118

DATE: July 22, 2026

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

- Application and Supporting Documents
- Site Plans
- Boundary and Topographic Survey
- Architectural Plans
- Traffic Impact Statement
- Water & Sewer Report (Engineer & ERC only)
- Geotechnical Engineering Report (Engineer & ERC only)
- Stormwater Management Report (Engineer & ERC only)
- Stormwater Management Testing (Engineer & ERC only)
- Stormwater Management O&M Manual (Engineer & ERC only)

All documents are also available on the website at:

<https://www.lawrencetwp.com/hopepresbyterianchurchoflawrenceville>

This application is scheduled for review by the Planning Board at the meeting to be held Monday, September 21, 2026. Please review these documents and submit your report to this office as soon as possible, but **no later than September 10, 2026**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRL

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Attachments

No REACT Comments 7/23/26 RM

No Pldg Comments 7/22/26

Fire - Fire Sprinklers will be required 07/23/26 JML

No Building Comments 7-23-26 AAC

# LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: July 24, 2026

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"/> | <b>Planning Board</b>    | <input type="checkbox"/>            | Individual Water Supply                          |
| <input type="checkbox"/>            | Zoning Board             | <input type="checkbox"/>            | Commercial Property                              |
| <input type="checkbox"/>            | Other: _____             | <input checked="" type="checkbox"/> | <b>Other: Prelim &amp; Final Major Site Plan</b> |

PROJECT NAME: Hope Presbyterian Church Prelim & Final Major Site Plan Apln SP4/26  
Sanctuary Addition

LOCATION: 140 Denow Road

BLOCK: 5401 LOT # 118 PR# NA

OWNER: Hope Presbyterian Church of Lawrenceville Phone: 609-896-9090

ENGINEER/ARCHITECT: Dynamic Engineering Consultants

ADDRESS: 1904 Main St.  
Lake Como, NJ 07719 PHONE: 732-974-0198

☐ APPROVAL ☐ DISAPPROVAL ☒ APPROVAL WITH CONDITIONS

## COMMENTS:

Provide will serve letters from Aqua New Jersey (ANJ) water and Ewing Lawrence Sewerage Authority (ELSA).

Trash Enclosures, if required, shall be of adequate size for all waste containers including trash and recycling.

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

No new food service is proposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
John R. Sullivan REHS

  
Keith Levine, Health Officer



Rec'd  
9/14/26

**To:** Planning Board

**RE:** Hope Presbyterian Church, 140 Denow Road, Block 5401, Lot 118 — Preliminary & Final Major Site Plan with Variances and Waivers

The application proposes a substantial physical expansion of the existing church: a 4,752-square-foot building addition, an increase in sanctuary seating from approximately 200 to 360, and expansion of parking from 40 to 108 spaces. The resulting building footprint is approximately 11,338 square feet. The plans identify approximately 1.48 acres of disturbance, 1.26 acres of impervious surface, and 0.82 acres of motor-vehicle surface.

The project substantially enlarges the building and parking area on a site with restrictive soils, regulated wetlands and transition areas, wellhead-protection considerations, mature frontage trees, and drainage toward the Little Shabakunk Creek subwatershed. The Committee suggests completing the environmental record and resolving identified plan and report inconsistencies before final approval.

#### **Summary Recommendations**

The Committee suggests:

- Requiring a concise, project-specific environmental assessment rather than granting the requested Environmental Impact Statement waiver without further documentation.
- Clarifying the NJDEP transition-area authorization, including its type, affected acreage, regulated activities, review status, and potential effect on the site plan.
- Correcting or explaining the groundwater-recharge spreadsheet's apparent classification of existing pervious land as "Impervious Areas/Urban Land."
- Reconciling the bioretention and pervious-pavement plans, calculations, underdrains, outlet controls, media depths, drawdown assumptions, and routing model.
- Confirming through the Township Engineer that the bioretention and pervious-pavement plans, calculations, underdrains, outlet controls, media depths, drawdown assumptions, and routing model are internally consistent.
- Correcting and finalizing the submitted stormwater O&M Manual so that ownership, inspection and reporting requirements, maintenance costs, and facility-specific procedures are internally consistent and applicable to Hope Presbyterian Church.
- Documenting removal or alteration of existing frontage drainage features and explaining how the western swale and off-site drainage will function after construction.
- Protecting mature Denow Road trees through a tree inventory, construction-impact review, and tree-specific protection measures.
- Demonstrating actual parking demand and considering land-banking spaces not presently needed.
- Increasing parking-lot canopy, providing the required landscape island, strengthening residential buffers, and using predominantly native vegetation.
- Revising the lighting submission to address cumulative illumination, selected fixture characteristics, vertical spill, operating hours, wetlands, woodland, and nearby residences.
- Incorporating practical energy-efficiency, water-conservation, solar-readiness, and bird-safe design measures.

### **Environmental Assessment and Requested Waiver**

The waiver request relies on continuation of the existing use. While the institutional use is continuing, the physical development is substantial: 68 additional parking spaces, increased sanctuary capacity, major-development stormwater improvements, wetland-transition-area permitting, and several variances and waivers.

The Committee suggests not granting the waiver unless the relevant environmental subjects are addressed in a concise, project-specific submission. That assessment should reconcile the submitted reports and address wetlands, trees, soils, groundwater, runoff volume, lighting, buffers, parking demand, construction impacts, and proposed mitigation.

### **Wetlands, Little Shabakunk Creek, and Wellhead Protection**

Freshwater wetlands and a transition area occupy the northern and eastern portions of the property. The application identifies the need for an NJDEP transition-area waiver. The Committee suggests clearly identifying: the waiver type; acreage and activities; applicable resource classification and transition-area width; NJDEP review status and comments; and whether NJDEP review could require relocation or modification of parking, grading, utilities, landscaping, or stormwater facilities.

The property is within a Tier 1 noncommunity wellhead-protection area. The Committee suggests confirming the protected public well, applicable tier, and relationship of the proposed construction and stormwater facilities to the mapped protection area. NJDEP Private Well Testing Act data for the surrounding two-mile area show arsenic exceedances in 5.8% of 121 sampled wells. This regional result does not establish arsenic contamination on the subject property, but it is relevant groundwater-quality information given the proposed excavation and potential for encountering groundwater. If sustained groundwater is encountered during construction, appropriate characterization should occur before determining its disposition.

### **Soils, Recharge, and Document Corrections**

Mapped soils include Hydrologic Soil Groups B, C, and D. Field testing at five proposed stormwater locations produced infiltration rates of approximately 0.0 to 0.2 inches per hour, supporting restrictive conditions. The Committee suggests a combined exhibit showing land cover, drainage areas, mapped soils, field-adjusted soil groups, wetlands, off-site land, and infiltration-test locations. If field testing is being used to assign HSG D beyond the tested BMP locations, the basis and extent of that adjustment should be explained.

The groundwater-recharge spreadsheet appears to classify approximately 1.51 acres of existing pervious land as "Impervious Areas/Urban Land," resulting in zero calculated pre- and post-development recharge. Restrictive soil and shallow rock may support little allowable recharge credit, but the spreadsheet entry and methodology should be explained or corrected. A zero regulatory recharge requirement does not establish that the project has no effect on recharge or runoff volume.

The Committee also suggests reconciling:

- incorrect block and lot numbers in geotechnical and infiltration-testing reports;
- the traffic report's reference to Lot 18 rather than Lot 118;
- the bioretention drainage area reported as both 1.03 and 1.10 acres; and
- statements that visitation will not increase despite increased seating and parking capacity.

### **Existing Drainage Features and Frontage Trees**

The existing Denow Road frontage contains a shallow surface basin with a concrete low-flow channel. The demolition and proposed plans indicate that this area will be replaced by expanded parking and the pervious-pavement system.

The plans depict a swale along the western property line but do not clearly identify whether it will be retained, regraded, or reconstructed. The Committee suggests distinguishing existing and proposed swales, channels, pipes, inlets, and outlets; identifying any off-site drainage entering the property; and showing the emergency route if an inlet or outlet becomes obstructed.

Four mature frontage trees are shown at approximately 24-inch diameter and designated to remain. Because pavement, grading, and drainage work are proposed nearby, the Committee suggests a tree inventory and tree-specific protection plan identifying species, diameter, condition, root-protection limits, and proposed work within those limits. Protection fencing should be installed before demolition, with arborist review where excavation or grading would occur within protected root areas.

### **Stormwater Management and Runoff Volume**

The project proposes two principal green-infrastructure systems: a vegetated, underdrained bioretention basin; and pervious asphalt over a stone-storage reservoir with controlled drainage.

Because native-soil infiltration is approximately 0.0 to 0.2 inches per hour, these systems function primarily as filtration, temporary storage, peak-flow attenuation, and controlled discharge.

The Committee suggests reconciling:

- the bioretention drainage area listed as 1.03 vs. 1.10 acres;
- the sand layer shown as six inches while a note requires 12 inches;
- the relationship between the underdrain at elevation 130.72 and the routing model, which begins discharge at elevation 134.40;
- the approximately 2,285 cubic feet remaining below the first modeled outlet and the stated 47.5-hour drawdown;
- the project-specific configuration and outlet connection for the pervious-pavement underdrain;
- the relationship between the report's pavement criterion of >6.4 in/hr and the detail's minimum mixture permeability of 20 in/hr; and
- inspection and cleaning access for the three-inch low-level pavement outlet.

For the current two-year storm, the model generates approximately 0.342 acre-foot of runoff under existing conditions and 0.420 acre-foot under proposed conditions, a difference of approximately 25,000 gallons. At 72 hours, the reported discharge at the point of analysis is approximately 0.346 acre-foot because some water remains in storage. The Committee suggests a clear table for the 2-, 10-, and 100-year storms showing runoff generated, maximum storage, discharge at the point of analysis, water remaining after the modeled period, discharge duration, and ultimate disposition.

Reducing unnecessary pavement, preserving uncompacted soils and mature trees, disconnecting clean roof runoff where practicable, and capturing roof water for landscape use could reduce runoff at its source.

### **Stormwater Maintenance**

Because the effectiveness of pervious pavement depends on this specialized long-term maintenance, the Committee suggests confirming that the owner will have access to contractors or equipment capable of the required vacuum cleaning, permeability testing, restorative cleaning, and repair. The maintenance-cost schedule should also be reviewed to ensure that it realistically accounts for these specialized activities and potential corrective work, rather than only routine inspection and debris removal. The submitted schedule currently identifies engineering inspections, owner inspections, conveyance-system debris removal, and general surface-debris removal, but does not clearly itemize annual permeability testing, restorative pervious-pavement cleaning, or eventual pavement rehabilitation or replacement.

The manual should also be corrected before final approval. Although Hope Presbyterian Church is identified elsewhere as the property/system owner, the annual inspection, remedial-action, and Township enforcement provisions incorrectly refer repeatedly to "North Hanover Realty Partners, LLC." Those provisions should identify the correct responsible party. The manual should also reconcile its inspection terminology: one provision calls for an annual inspection by a New Jersey licensed professional engineer, while the cost schedule identifies consulting-engineer inspections twice per year. The final recorded manual should contain one clear, internally consistent inspection and reporting schedule tied to the actual facilities and responsible owner.

### **Construction, Bedrock, and Dewatering**

Geotechnical information reports weathered shale beginning at depths that could be encountered during basement and utility construction, with groundwater reported deeper in the borings. It also identifies potential underpinning, sump, and perimeter-drainage considerations. These findings do not establish an existing groundwater or arsenic problem on the property. However, given the NJDEP Private Well Testing Act data showing arsenic exceedances in 5.8% of 121 sampled wells within the surrounding two-mile area, the Committee suggests proportionate safeguards if sustained groundwater is encountered during construction. Dewatering discharge locations should be identified; sediment-laden water should not be discharged to wetlands or storm drains; persistent groundwater should be appropriately characterized before discharge or disposal; and excavated rock and soil should be managed in accordance with applicable requirements. Geotechnical observation should also be provided during excavation and underpinning where recommended by the project geotechnical consultant.

### **Parking, Landscaping, and Buffers**

Parking increases from 40 to 108 spaces, while the traffic narrative states that visitation is not expected to increase. The Committee suggests submitting attendance and parking-occupancy information for ordinary Sundays, overlapping Sunday-school and worship periods, major religious holidays, funerals, weddings, and other events. If the full 108 spaces are based principally on ordinance calculation rather than demonstrated demand, land-banking a portion would reduce impervious coverage while retaining future flexibility.

The proposed uninterrupted 22-space row should be divided by a full-sized landscape island. This can ordinarily be accomplished by converting one or more proposed spaces within the present parking footprint. If the applicant insists on retaining all 108 spaces, another layout adjustment may be necessary.

The Committee suggests additional native canopy trees in adequately sized islands and tree trenches; layered, year-round screening adjoining residences; wet-tolerant plants within bioretention areas; and mesic or compacted-soil-tolerant plants elsewhere. Non-native Rose of Sharon should be replaced. The planting plan should include deer protection, watering, invasive-species management, monitoring, and replacement during establishment.

### **Lighting**

The photometric plan shows relatively low illumination at several site edges, which is positive. However, it does not appear to include existing parking-lot lighting in the photometric calculations, so the cumulative existing-plus-proposed condition is not clear. The final fixture specifications should also clearly identify shielding, optics, mounting height, and correlated color temperature (CCT).

Because the site adjoins forested wetlands, woodland and residential properties, the Committee suggests that the Board request the following:

- Model existing and proposed exterior lighting together so the final photometric plan represents actual cumulative nighttime conditions.
- Use fully shielded, full-cutoff fixtures that direct light downward and minimize light emitted toward the wetland, woodland canopy, and neighboring properties.
- Use 2700K or lower CCT for fixtures adjacent to the wetland/woodland edge, and no greater than 3000K elsewhere on the site.
- Where new poles are close to the wetland or woodland edge, use the lowest practical mounting height, generally 12–14 feet, with appropriate optics and shielding to keep illumination out of the vegetation and canopy.
- Provide vertical as well as horizontal illumination measurements along the wetland/woodland edge and residential property lines where fixtures could produce light trespass. Horizontal footcandles alone may not adequately show light reaching vegetation or neighboring properties.
- Avoid placing or aiming fixtures so that the woodland edge or tree canopy itself is illuminated.

- Provide automatic scheduling, dimming or shutoff of nonessential lighting after church activities conclude, while retaining lighting necessary for safety, security and code compliance.

#### **Wildlife**

The silver-haired bat has been recorded in the vicinity of the site. The Committee suggests retaining mature trees and potential roost habitat to the extent practicable, particularly along the woodland edge; minimizing unnecessary tree removal; and avoiding nighttime illumination of the woodland edge and canopy through fully shielded, warm-color lighting and dimming or shutoff of nonessential lights after activities. If mature trees with potential roost characteristics must be removed, the applicant should consider appropriate seasonal tree-clearing restrictions or consultation with NJDEP Fish & Wildlife regarding whether additional precautions are warranted.

#### **Building Sustainability**

Suggest addressing efficient envelope and mechanical systems, energy-recovery ventilation where appropriate, occupancy scheduling, LED and daylight controls, water-efficient fixtures, commissioning, solar-ready roof and electrical provisions, bird-safe glazing in higher-risk locations, and lower-impact materials.

#### **Variances, Waivers, and Conclusion**

The residential-buffer and parking-setback variances relate directly to the expanded parking layout. The affected property lines and proposed winter screening should be clearly shown. Parking reduction or land-banking should be evaluated before granting relief needed principally to accommodate the full parking count.

The Committee further suggests:

- providing the landscape island within the 22-space row;
- addressing delivery, waste-collection, and emergency-access operations if the loading-space requirement is waived; and
- limiting any off-site-contour waiver so it does not prevent evaluation of off-site inflow, receiving drainage, emergency overflow, or neighboring-property effects.

The present submissions contain unresolved environmental information and several correctable inconsistencies concerning recharge, bioretention design, underdrain routing, runoff volume, existing drainage features, tree protection, maintenance, wetland authorization, parking need, and cumulative lighting. The Committee suggests resolving those substantive matters before final approval. Once the design and supporting analyses are reconciled, remaining construction and operational requirements can be incorporated into specific approval conditions.