

Applicant Venkata Surya Kiran Akella Appl. No. _____
& Purhema Kothapalli


8-1/23

REFERRALS

	Date	Comments	Date	Comments	Additional
	Referred	Dated	Referred	Dated	Reports
a. Municipal Engineer	<u>6/2/23</u>	<u>6/14/23</u>			
b. Professional Planner	<u>6/2/23</u>	<u>6/29/23</u>			
c. Traffic Consultant	<u>6/2/23</u>	<u>—</u>			
d. Construction Official	<u>6/2/23</u>	<u>6/12/23</u>			
e. Shade Tree Advisory Comm.	<u>6/2/23</u>	<u>6/30/23</u>			
f. Health Officer	<u>6/2/23</u>	<u>6/13/23</u>			
g. Tax Collector	<u>6/2/23</u>	<u>6/2/23</u>			
h. Public Safety	<u>6/2/23</u>	<u>—</u>			
i. Environ. Res. Committee	<u>6/2/23</u>	<u>6/30/23</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. <u>Guy Whitehead</u>	<u>6/2/23</u>				
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence
ENGINEERING DEPARTMENT

TO: File

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Subdivision with Lot Consolidation and Bulk Variance Application No. S-1/23
Venkata Surya Kiran Akella & Purnima Kothapalli, 2181 & 2191 Brunswick Avenue
Tax Map Page 15, Block 1504, Lots 1, 2 and 3

DATE: June 14, 2023

General:

The applicant has requested minor subdivision approval for Block 1504, Lots 1 – 3. The existing dwelling at 2191 Brunswick Pike will be retained and one (1) new building lot will be created. Access to the new lot will be provided from Brunswick Pike. All service utilities are available along the property frontage.

Detailed Report:

1.00 Site Layout

1.01 The existing dwelling is located on a corner lot, with frontage on Brunswick Pike and Bunker Hill Avenue. Front yard setback variances are required for both frontages (not a right side yard variance as indicated in the application). No variances are required for the proposed building lot.

1.02 Lot A will be designated Block 1504, Lot 1.01 (2191 Brunswick Pike), Lot B will be designated Block 1504, Lot 1.02 (street address 2181 Brunswick Pike). This information shall be noted on the plan and included in the new lot's deeds.

The deed for Lot 1.02 shall also contain the following:

- a. A street opening permit will be required for any work performed in the street. Engineering Department inspection is required for all improvements in the right-of-way.
- b. Development shall be consistent with the engineering and architectural plans approved by the Planning Board per the resolution adopted (reference number).

Note that new lot deeds will not be signed by the Township until the property corner markers are set and inspected. The lot descriptions are satisfactory.

1.03 A specimen tree will be removed for installation of the driveway and utilities. It is noted that whether the garage was proposed as right or left facing, one (1) tree would be impacted. Additional street trees are recommended along the frontages of both properties.

1.04 Any sidewalk impacted by construction must be replaced as directed by the Municipal Engineer. Sidewalk along the frontages of Lot 1.01 shall also be inspected and replaced as necessary to provide a compliant pedestrian walkway.

1.05 It is recommended that the driveway and garage layout be modified so that vehicles can easily maneuver and leave the property without backing onto Brunswick Pike. The standard two car driveway as shown on the plan will not be appropriate for this location.

2.00 Site Design

2.01 The attached Minor Subdivision Notes shall be added to the plan. Note that the future plot plan and as-built plan must comply with Engineering Department requirements (checklists available).

- 2.02 Stormwater Management facilities are not required as this project does not meet the definition of a major project and does not increase runoff by 1 cfs in the 100-year storm. Impervious coverage is currently shown as 3,391 sf. If coverage is increased to 4,000 sf in the future, stormwater management must be evaluated. This information shall be included in the deed for Lot 1.02.
- 2.03 A sump pump area is shown in the proposed basement. If a sump pump is installed during construction, the piping shall connect underground to the existing storm sewer system at the intersection of Bunker Hill Avenue and Brunswick Pike. The design of the piping system must be shown on the plot plan.
- 2.04 Bonding and inspection fees are required for all public improvements.
- 2.05 Construction details are required (curb, sidewalk, driveway apron, tree planting, etc.). All soil erosion plans, details and notes must be removed from the set. A separate permit from Lawrence Township, not Mercer County Soil Conservation District, is required.
- 2.06 The applicant shall provide information as to the method of providing electric service. Typically, underground service is required.
- 2.07 Driveway slope cannot exceed four percent (4%). The grading shall be revised.
- 2.08 Other permits / approvals:
 - a. Mercer County Planning Board
 - b. Ewing-Lawrence Sewerage Authority – availability of service
 - c. Trenton Water Works – availability of service
 - d. Lawrence Township Soil Disturbance Permit – prior to construction

JFP/sjs

g:engineering/Akella & Kothapalli/review #1.doc

Documents Reviewed:

- Letter from Keller Engineers of New Jersey, dated May 5, 2023
- Application No. S-1/23 and Supporting Documents
- Drainage Calculation, dated March 14, 2023
- Minor Subdivision, Sheet 1, dated May 2, 2023
- Title, Sheet 1, dated April 12, 2023
- Site Plan, Sheet 2, dated April 12, 2023
- Grading & Utility Plan, Sheet 3, dated April 12, 2023
- Erosion & Sedimentation Control Plan, dated April 12, 2023
- Erosion & Sedimentation Control Notes & Details, dated April 12, 2023
- Plan of Topographic Survey, dated May 25, 2022
- Elevation C (Garage Right), Sheets A-01 thru A-10, dated June 12, 2012

**GENERAL NOTES FOR
MINOR SUBDIVISIONS**

1. Prior to issuance of a building permit, a plot plan prepared by a licensed New Jersey Professional Engineer shall be submitted to the Engineering Department for review and approval.
2. Prior to issuance of a Certificate of Occupancy, an as-built plan prepared by a licensed New Jersey Land Surveyor shall be submitted to the Engineering Department for review and approval.
3. If a sump pump is installed, it shall be connected to the underground storm sewer system unless the Municipal Engineer approves an alternate location.
4. All new utilities shall be installed underground.
5. A paved or concrete driveway apron is required.
6. A street opening permit is required for all work performed in the street. Engineering Department inspection is required for all improvements in the right-of-way.
7. Tree protection is required for all existing trees to remain.
8. the sight triangle area at the driveway will be inspected prior to issuance of a Certificate of Occupancy. If directed by the Municipal Engineer, selective clearing shall be performed to provide proper sight distance.
9. Property corner pins must be set and field verified by the Engineering Department. Bonding may be submitted in lieu of setting of corner pins to allow final approval and stamping of the plan.



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

To: Lawrence Township Planning Board

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

Re: **Akella & Kothapalli Minor Subdivision**
Minor Subdivision Application
Block 1504 Lots 1, 2 & 3
2181 – 2191 Brunswick Avenue
R-4 Residential Zoning District

Date: June 29, 2023

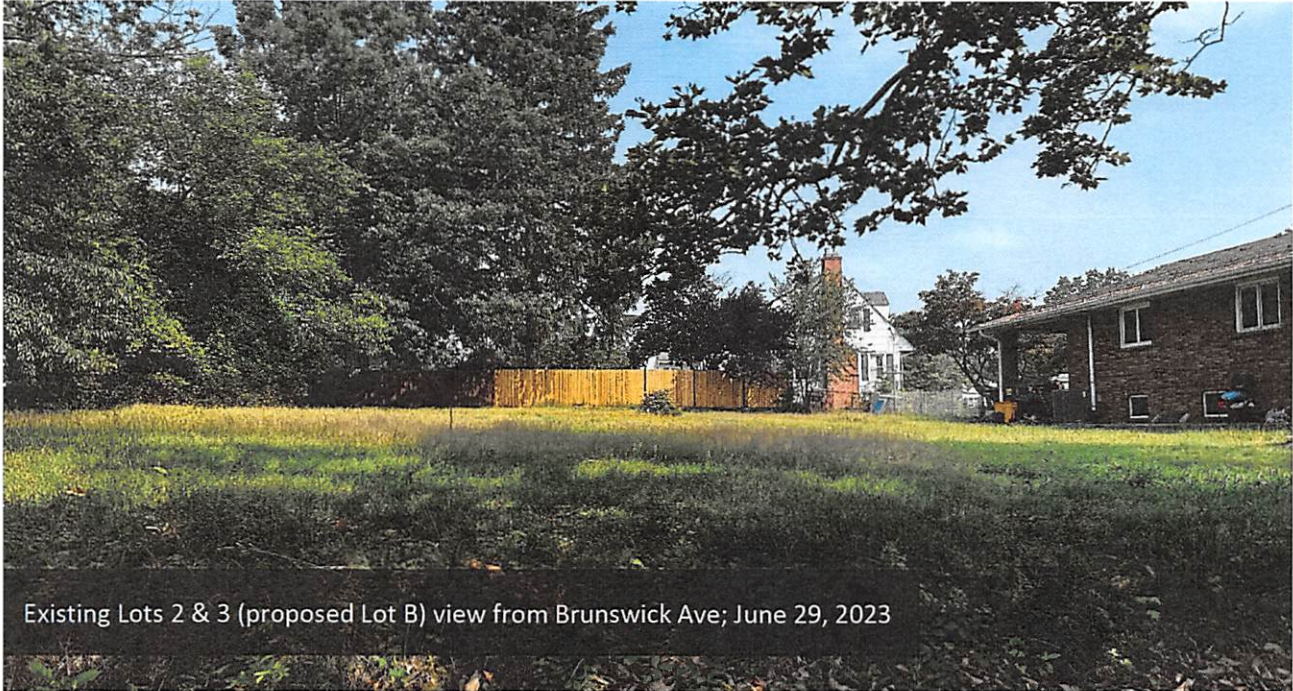
1.0 Project Overview

1.1 The Applicant is requesting minor subdivision approval to consolidate and subdivide three existing undersized lots into two conforming lots. Lots 1, 2, and 3 are proposed to be reconfigured into Lot A and Lot B with lot areas of 7,890 square feet and 9,975 square feet respectively. Lot 1, located on the corner of Bunker Hill Ave and Brunswick Ave, contains a residential dwelling.



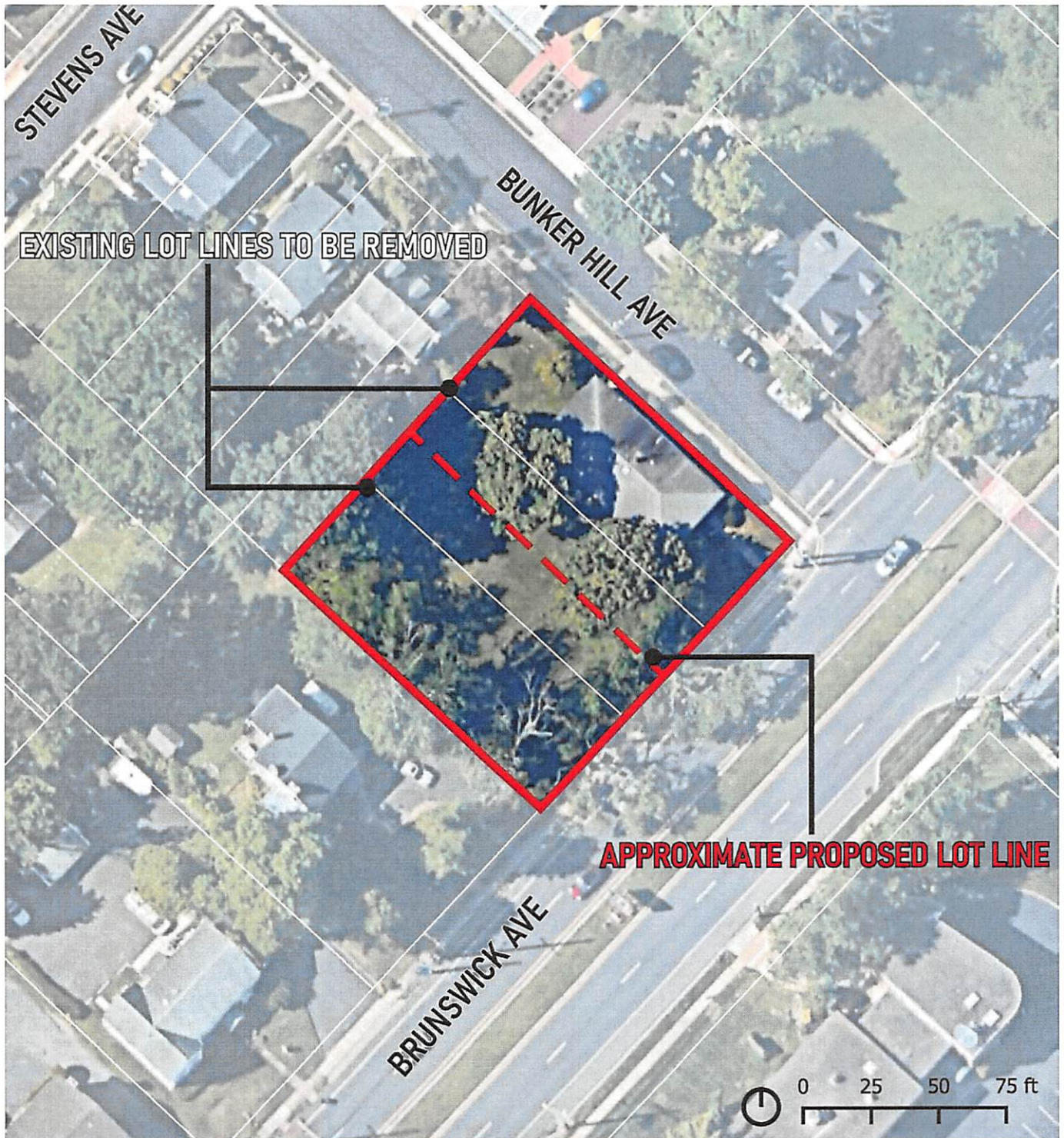


- 1.2 No new variances or design waivers are requested as part of the application. Existing non-conforming conditions, for the minimum front yard on Lot A, exist and will remain. A two-story residential dwelling, with a 2,566.45 square foot building footprint is proposed on Lot B.



2.0 Site & Surrounding Area

- 2.1 The site is located in a residential neighborhood, with single-family residential uses in the R-4 District to the north and west. It serves as a transitional point between the adjacent residential neighborhoods and the commercial uses found on Brunswick Avenue to the south and east.
- 2.2 The residential neighborhood to the northwest is characterized by detached single family homes, with sidewalks and street parking on both sides of the street. The site and surrounding areas can be seen on the following Aerial Map.
- 2.3 The site is located on Brunswick Avenue, a local commercial corridor, with the exception of land proximate to this site. Commercial uses in the R-4 District, in buildings that resemble single family homes, are located to the west of the site, and include various office uses. To the southeast, across Brunswick Pike, are commercial uses, with larger building footprints, in the Brunswick Pike South Redevelopment Area.



POLICY
PLANNING
DESIGN

AKELLA & KOTHAPALLI MINOR SUBDIVISION

BLOCK 1504 LOTS 1, 2, & 3

TOWNSHIP OF LAWRENCE, MERCER COUNTY, NJ

DATA SOURCE: Aerial Imagery, Google Earth dated May 2021; NJGIN Mercer County Parcels 2021; This map was developed using NJDEP, N& NJDEP Data, but this secondary product has not been NJDEP.& NJGIN verified and is not State authorized.



3.0 Variances and Exceptions

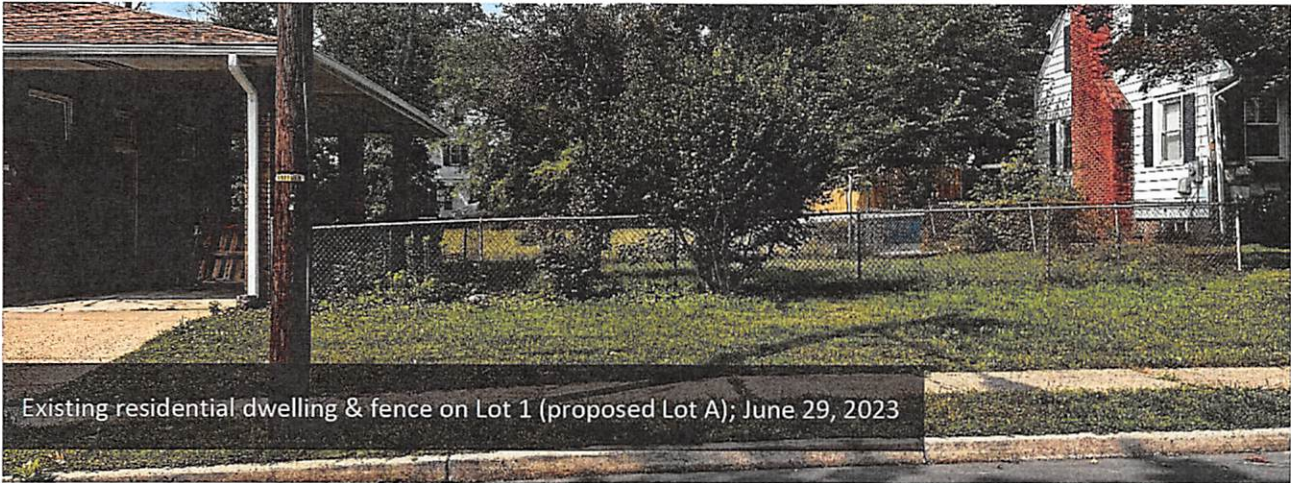
- 3.1** The subject site is located within the R-4 Residential 4 Zoning District. The R-4 District permits single family detached dwellings on lots of 7,500 square feet or larger.
- 3.2** The Applicant does not require new bulk variance relief from the R-4 District standards. However, there is one existing nonconforming condition that will remain. Please see the following table for additional detail.

R-4 District Standards (\$407)							
	Required	Existing Lot 1	Existing Lot 2	Existing Lot 3	Proposed Lot A	Proposed Lot B	Variance?
Min. Lot Area	7,500 SF	6,650 SF	6,650 SF	6,650 SF	7,980 SF	9,975 SF	No
Min. Lot Frontage	60 feet	50 feet	50 feet	50 feet	60 feet	75 feet	No
Min. Front Yard	30 feet	29.72 feet/ 9.83 feet	N/A	N/A	29.72 feet/ 9.83 feet	30 feet	Yes, Lot A*
Min. Side Yard (each)	10 feet	6.11 feet	N/A	N/A	21.11 feet	10 feet	No
Min. Rear Yard	35 feet	56.12 feet	N/A	N/A	56.12 feet	45.36 feet	No
Max. Impervious Surface Ratio	.6	.35	0	0	.29	.34	No
Min. Usable Yard	20%	65%	100%	100%	71%	67%	No
Neighborhood Context Distance	400 feet	400 feet	400 feet	400 feet	400 feet	400 feet	No
Max. SFLA	Lot A: 3,052 SF Lot B: 3,827 SF	1,363 SF	N/A	N/A	1,363 SF	3,407 SF	No
Max. SFLA Ratio to Lot Area	Lot A: .38 Lot B: .38	.2	0	0	.17	.34	No
Max. Building Height	35 feet	< 30 feet	N/A	N/A	< 30 feet	29.96 feet	No
Parking Requirements	2.5 spaces	2	N/A	N/A	2	3.5	No

* Existing non-conforming condition

4.0 Plan Comments

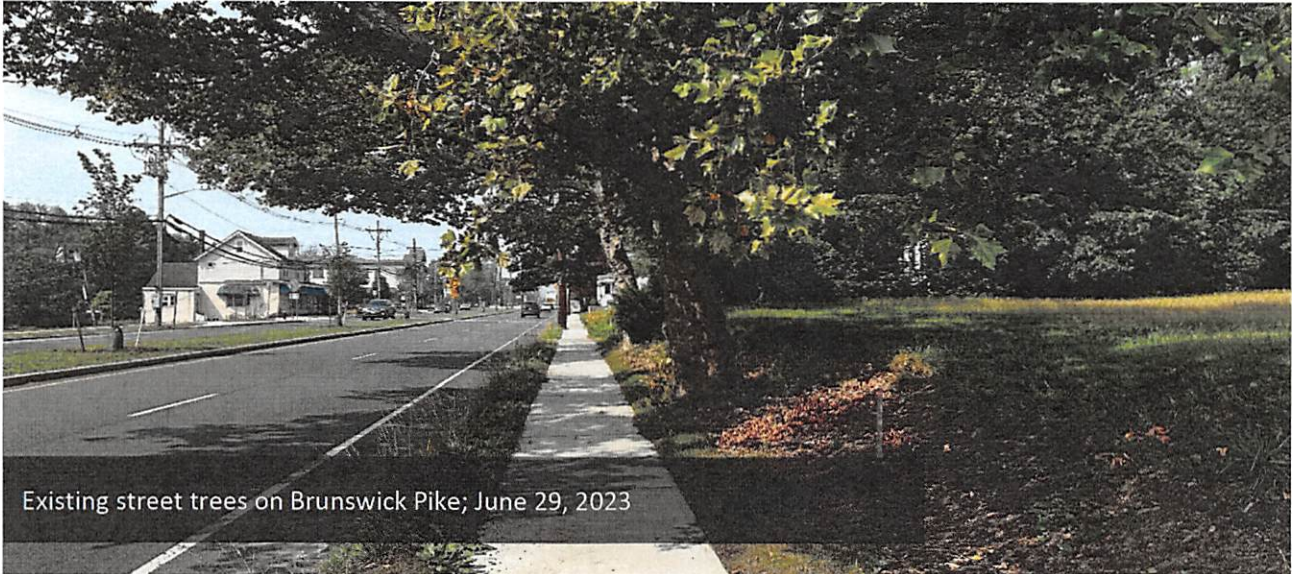
- 4.1** An existing chain link fence is located on the proposed Lot A, however it is not noted on the plan. Clarification should be provided regarding if the fence is proposed to be removed.



- 4.2** The steps on the existing dwelling appear to be in disrepair, they should be repaired.



- 4.3 The total building height of the proposed building should be depicted on the Architecture Plans.
- 4.4 In accordance with §525.C.2, street trees are required every 30 feet. Lot A would require 5 trees along the Bunker Hill frontage and 2 trees along the Brunswick Pike frontage. There are no street trees along the Bunker Hill Avenue frontage, and it appears the existing street trees along Brunswick Pike are on the proposed Lot B. The required number of street trees should be provided, or the appropriate relief should be requested.



- 4.5 In accordance with §525.C.2, street trees are required every 30 feet. Proposed Lot B would require 3 trees along the Brunswick Pike frontage. It appears two mature street trees exist along the Brunswick Pike frontage, clarification should be provided regarding the preservation of these trees. The required number of street trees should be provided, or the appropriate relief should be requested.

5.0 Land Use Policy

- 5.1 The Applicant should provide testimony regarding the conformance with the Township’s land use policy as outlined in the 1995 Master Plan, and subsequent reexamination reports, the various Master Plan Elements, and the Township’s Land Use Ordinance. The following land use policies are relevant to the application.

- 5.2 The Township’s Land Use Ordinance R-4 Zoning District purpose:

“The Residential 4 district is intended primarily for single family detached dwellings on lots of 7,500 square feet or larger.”



5.3 The Township's 1995 Master Plan goals:

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

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

"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."

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

6.0 Materials Reviewed

6.1 Application and supporting documents.

6.2 Minor Subdivision, consisting of 5 sheets, prepared by Keller Engineers, dated April 12, 2023.

6.3 Topographic Survey, consisting of 1 sheet, prepared by Trenton Engineering Co. Inc, dated May 25, 2022.

6.4 Architecture Plans, consisting of 7 sheets, prepared by Jeffrey M. King Architect LLC, dated February 6, 2023.

7.0 Applicant Team

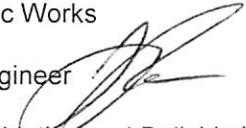
7.1 Applicant & Owner: Venkata Surya Kiran Akella & Purnima Kothapalli; 19 East 19th Street, Apt. #435 Bayonne, NJ 07002; 302-373-2040; avs.kiran2003@gmail.com purnimakothapalli@gmail.com

7.2 Attorney: Joseph J. Console, Esquire; 1500 Walnut Street, Suite 900 Philadelphia, PA 19102; 267-603-2493; joe@consolelegal.com

7.3 Engineer: Keller Engineers of New Jersey; 121 Market Street, 2nd Floor Camden, NJ 08102; 856-536-3169; smody@keller-engineers.com

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Michael Rodgers, Construction Official
Edward Tencza, c/o Public Safety Coordinating Committee
Environmental Resources Committee
Shade Tree Advisory Committee
Keith Levine, Health Officer
Greg Whitehead, Director of Public Works

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Subdivision with Lot Consolidation and Bulk Variance Application No. S-1/23
Venkata Surya Kiran Akella & Purnima Kothapalli, 2181 & 2191 Brunswick Avenue
Tax Map Page 15, Block 1504, Lots 1, 2 and 3

DATE: June 2, 2023

Attached are the following documents with regard to the above-referenced subdivision application for the proposed single family dwelling:

- Letter from Keller Engineers of New Jersey, dated May 5, 2023
- Application No. S-1/23 and Supporting Documents
- Drainage Calculation, dated March 14, 2023
- Minor Subdivision, Sheet 1, dated May 2, 203
- Title, Sheet 1, dated April 12, 2023
- Site Plan, Sheet 2, dated April 12, 2023
- Grading & Utility Plan, Sheet 3, dated April 12, 2023
- Erosion & Sedimentation Control Plan, dated April 12, 2023
- Erosion & Sedimentation Control Notes & Details, dated April 12, 2023
- Plan of Topographic Survey, dated May 25, 2022
- Elevation C (Garage Right), Sheets A-01 thru A-10, dated June 12, 2012

This application is scheduled for review by the Planning Board at the meeting to be held Monday, July 17, 2023.

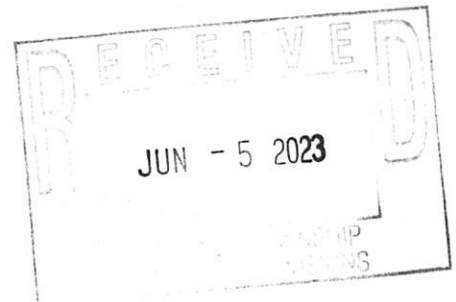
Please review these documents and submit your report to this office as soon as possible, but **no later than Friday, June 30, 2023** so that reports may be provided to the applicant and Board members prior to the meeting.

SJS

g:\engineering\Venkata surya kiran akella & Purnima kothapalli\doc. dist. letter.doc

Attachments

cc: Edwin Schmierer, Planning Board Attorney (w/atts.)



NO PUBC Comments 6/6/23 JD
NO ELECTRICAL COMMENTS 6/6/2023 JD
NO FIRE COMMENTS 06/06/2023 SH
NO Bldg Comments 6/12/23 MR

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

Filed 6/30/2023 from June 26, 2023 meeting (fourth Monday of the month) 7 PM

Committee members David Bosted (chair), Ed Sproles, Mike Powers and Pam Mount contributed to this report.

2181 Brunswick Avenue, proposed Lot subdivision and new home construction. We have reviewed the landscaping plans from the revised plans. We object to these plans.

- **The proposed configuration is unsafe.** The proposed double-wide curb cut and driveway would require vehicles to back onto the Brunswick Ave Highway, backing up and crossing over a pedestrian sidewalk.
- **There is good, safe vehicular access available from Bunker Hill Road.** A different, safer subdivision of the property should be required. Additional trees and plantings can reduce the impact on neighbors. **Plant a privacy screen along the Brunswick Pike frontage.** For example, "Green Giant" is a successful type of thuja, and also can be spaced to allow individual trees/ large shrubs to prosper as a screen.
- **NJ DOT and LT have invested an enormous amount of money and effort to make Brunswick Park safer, including tree planting.** This proposal is a step backwards. The proposed double wide curb cut would make Brunswick Pike more dangerous for cars, trucks, pedestrians and bicyclists. Under this proposal, cars will regularly back onto a busy highway. Therefore, require a different subdivision of the property, with access from Bunker Hill Road. Also, re-check the run-off calculations. This area of the Brunswick Pike (former NJ State Highway 26) is prone to flooding. Retain storm water run-off on site as much as possible.
- **Plant trees or shrubs** along Brunswick Pike to complement the recent tree-planting program along this busy highway. Planting trees and shrubs is a reliable technique for "traffic calming."
- **The proposed configuration is unsafe.** It is directly contrary to LT efforts to make the highway safer. An alternative is available. Therefore STAC objects to this proposal.

Respectfully submitted, David Bosted, STAC Chair

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

Date: June 13, 2023
To: James Parvesse, P.E., Municipal Engineer, Secretary to Planning Board
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: Akella & Kothapalli Minor Subdivision & Bulk Variance Appln. S-1/23

LOCATION: 2181 & 2191 Brunswick Ave.

BLOCK: 1504 LOT # 1, 2 & 3 PR# _____

OWNER: VSK Akella & P Kothapalli Phone: 302-373-2040

ENGINEER/ARCHITECT: Keller Engineers of New Jersey, LLC

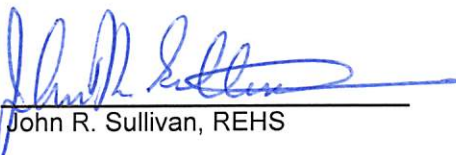
ADDRESS: 121 Market St., 2nd Fl.
Camden, NJ 08102 PHONE: 856-536-3169

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

Provide will serve letters from water, sewer and gas service providers as appropriate.

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


John R. Sullivan, REHS


Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM: Susan Snook, Administrative Secretary *SS*
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: June 2, 2023

Please update the status of taxes and sewer payments with regard to the following application:

Application No(s):	S-1/23
Application Name:	Venkata Surya Kiran Akella & Purnima Kothapalli
Street Address:	2181 & 2191 Brunswick Avenue
Tax Map Page(s):	15
Block:	1504
Lot(s):	1 - 3

Thank you for your anticipated assistance and response.

SJS
g:\engineering\tax request.doc

All property taxes and sewer
are paid in full as of today, 6/2/23.



Saharra S. Luman
Asst. Tax Collector



To: Lawrence Township Zoning Board
From: Environmental and Green Advisory Committee (EGAC)
Date: June 30, 2023
Re: 2181 & 2191 Brunswick Ave

Per the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), the Committee has reviewed the application materials provided by the Township of Lawrence.

Suggestions/ Recommendations:

Complete Streets

The Lawrence Township Complete Streets Resolution calls for “all public streets...to safely accommodate travel by pedestrians, bicyclists, public transit and motorized vehicles and their passengers, with special priority given to bicyclist and pedestrian safety”.

The concern with this application is the driveway cut out, sight triangle, and the safety of pedestrians and bicyclists. What accommodation might be possible?

Landscaping

A secondary aspect of Complete Streets is the redesign of the Brunswick Ave Corridor, encouraging a more walkable and appealing streetscape with trees and vegetation. Added trees have been shown to impact crime and as well as slow down traffic. Is there a way to incorporate additional trees and shrubs while still addressing safety?

The Committee respectfully requests the applicant to consider additional native trees, shrubs, and plants as well as minimize/eliminate the use of pesticides and fertilizers throughout the property.

Stormwater Management

There is some drainage concern. The Post Development Stormwater calculations are missing. Additionally, the Proposed Drainage Conditions statement states “swales on the side of the property... reduces time of concentration,” but the Summary Report shows an increase in Time to Peak.