



COMG-00002

April 07, 2023

Brenda Kraemer, PE  
Township of Lawrence Engineering Department  
2207 Lawrenceville Road  
Lawrence Township, NJ 08648

**RE: Major Site Development Plans for CareOne at Lawrence  
Township of Lawrence Zoning Board of Adjustment  
Application #s: ZB-1/22 & SP-3/22  
March 15, 2023 - Hearing Comment Response  
Block 6601, Lot 2  
Township of Lawrence, Mercer County, NJ**

Dear Ms. Kraemer:

In anticipation of the forthcoming Public Hearing on April 19, 2023, please let this letter serve as a narrative to clarify comments received at the Public Hearing dated March 15, 2023. T&M's responses to the comments are in bold text below:

**Landscaping:**

- *Verify Planting Schedule complies with Ordinance.*
  - **Yes, Landscaping Compliance charts were previously submitted to the Township on 12/27/22.**
- *Confirm Street Tree initial planting height. Board Engineer recommended 15-ft.*
  - **T&M is proposing 8-ft tall trees at planting. They are expected to grow at the following rate:**
    - 10-15 ft at year 5
    - 15-20 ft at year 10
    - 20-30 ft at year 15
    - 30 ft+ at year 20
  - **The township ordinance does not require taller tree plantings as suggested by the Board Engineer. Few nurseries would have trees of that size available and are very difficult to install (weight of 1,200lbs+). It is also difficult to keep a tree of that size alive past the first couple of years.**

**Traffic:**

- *Show sight triangles at all driveways*
  - **T&M has revised the truck turning exhibits to include sight triangles.**
- *Revise truck turning plans showing the requested Fire Department vehicle size.*
  - **T&M has revised the truck turning exhibits to show the turning movements of the requested vehicle size.**

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- *Revise Province Line Road driveway to eliminate the centerline encroachment.*
  - **T&M has revised the Province Line Road driveway to eliminate the centerline encroachment as requested.**

**Sustainable Design Checklist:**

- *Confirm submission of Sustainable Design Checklist.*
  - **Sustainable Design Checklist was previously submitted to the Township on 09/22/22.**

If you have any questions or require additional clarification, please do not hesitate to contact me at 732-865-9471 or [mthomas@tandmassociates.com](mailto:mthomas@tandmassociates.com).

Very Truly Yours,

**T&M ASSOCIATES**

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Michael R. Thomas, PE, PMP, LEED AP ND  
Department Manager  
NJPE No. GE48086