



COMG-00002

December 23, 2022

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  
Colored Rendering Site Plan Update for Public Hearing  
Block 6601, Lot 2  
Township of Lawrence, Mercer County, NJ**

Dear Ms. Kraemer:

In anticipation of the forthcoming Public Hearing on January 18, 2023, please let this letter serve as a summary for the requested site plan and landscaping changes on the colored rendering site plan exhibit. The colored rendering presented at the November 30, 2022 hearing has been updated as follows:

- 50' landscaping buffer has been incorporated between proposed driveway on Route 206 and the southernmost property line. The additional landscaping will provide a buffer to the existing residential uses on the east side of Route 206. The proposed parking lot to the south of the CareOne building has been reconfigured and relocated outside the 50' landscaping buffer.
- The total number of parking spaces onsite has been reduced from 126 spaces to 100 spaces. Though more parking spaces are preferred, the Applicant requests 100 proposed parking spaces to address projected operational needs for the CareOne facility, including guest and event parking.
- The proposed 16 northernmost parking spaces have been removed to enhance the landscaping buffer separation distance between the CareOne building and the relocated Gulick House. Every effort will be made to preserve seven (7) existing trees between the buildings, which will require proposed tree wells. However, if it is determined during construction that the Gulick House cannot be moved without removing some or all of the existing 7 trees, then those trees may need to be permanently removed to avoid damaging the house. The underground stormwater drywell system has been relocated further south partially within the limits of the 16 removed parking spaces.
- The minimum rear retaining wall separation distance between the proposed driveway and the existing property line has been increased from 2.5' to 4' to facilitate wall construction completely within the property boundary limits.
- A "No Parking Loading Zone" sign has been added outside the kitchen door of the CareOne building (and away from the Gulick House). The sign is intended for an onsite

**RE: Major Site Development Plans for CareOne at Lawrence**  
**Application #s: ZB-1/22 & SP-3/22**  
**Colored Rendering Site Plan Update for Public Hearing**  
**Block 6601, Lot 2**  
**Township of Lawrence, Mercer County, NJ**

loading zone for CareOne deliveries (expected 1-2 times per week). The project driveways and access aprons have been designed to accommodate a WB-50 truck, which will be the largest tractor trailer used for deliveries onsite.

- To help further mitigate excess impervious surfaces onsite, the easternmost proposed driveway pervious pavement bump-out (parallel to Route 206), the sidewalk from the CareOne facility to Province Line Road, and a portion of the perimeter sidewalk around the Gulick House have been removed. The minimum onsite impervious surface ratio has been consequently reduced.
- Additional landscape vegetation has been added throughout the site to provide additional screening from the roadways and verify compliance with the Township Landscape Ordinance & NJDEP BMP Manual for the Bio-Retention Basins. More specifically, a staggered row of shade/understory trees have been incorporated along Route 206 and Province Line Road. Additional buffer enhancements and trees have been added between the 2 buildings. The Bio-Retention Basins have been updated to comply with the required terrestrial forest community plantings outlined in the NJDEP BMP Manual.
- The Applicant is no longer requesting an additional monument sign at the access driveway off of Province Line Road.

T&M will update the Site Plans and Stormwater Management Report to verify compliance with the bullets above (as required) and address the associated review comments from the Lawrence Township review professionals. 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**



---

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