

Applicant: Costco Wholesale

Appl. No.: SP-1/24

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	4/17/24	5/22/24			
b. Professional Planner	4/17/24	6/14/24			
c. Traffic Consultant	4/17/24	5/22/24			
d. Construction Official	4/17/24	4/22/24			
e. Shade Tree Advisory Comm.	4/17/24	5/24/24			
f. Health Officer	4/17/24	5/23/24			
g. Tax Collector	4/17/24	4/17/24			
h. Public Safety	4/17/24	5/18/24			
i. Environ. Res. Committee	4/17/24	6/6/24			
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 and Subdivision Application No. SP-1/24
COSTCO, 4100 Quakerbridge Road,
Tax Map Page 42.03, Block 4202, Lot 1

DATE: May 22, 2024

General:

The applicant has requested preliminary and final major site plan and minor subdivision approval for installation of two new parking areas (152 new parking spaces) in front of the existing Costco building. The land will be subdivided from existing Block 4202, Lot 1.03 and consolidated with the current Costco property, Lot 1.01.

The following technical items shall be addressed:

1. The number of accessible parking spaces shall be increased to meet the total site requirement. With 832 parking spaces, a minimum of 17 accessible spaces is required. In addition, electric vehicle parking spaces shall be provided.
2. Additional sidewalk is needed to properly direct pedestrians to the crosswalk.
3. Stormwater management was considered in the 2014 design; however, the applicant's engineer shall demonstrate compliance with current green infrastructure requirements.

Detailed Report:

1.0 Site Layout

1.01 The applicant shall provide testimony regarding the need for the additional parking and whether additional staff is anticipated. The new total number of parking spaces will be 832; therefore, a minimum of 2% of the spaces shall be accessible. Van spaces shall be provided at the ratio of 1 per 6 accessible spaces. The overall space distribution shall be reviewed. The Township has received complaints regarding availability of spaces.

1.02 Compliance with electric vehicle parking requirements shall be addressed.

1.03 The site plan shows new crosswalks with rectangular rapid flashing beacons at the two new parking lots. Additional sidewalk segments are needed within the proposed island areas to guide pedestrians from the parking space rows to the actual crosswalk.

Depressed curb with ADA mats and ramps are required.

1.04 The plan shows stop bars, signs and the word "stop" at the end of each parking row. The existing parking lot does not contain that level of traffic control. In addition, crosswalks are not striped along the main access drive. The applicant shall address plans to upgrade striping and signage on the site.

2.00 Stormwater Management

- 2.01 As part of the original stormwater management design, additional impervious coverage for this future development was included in the facility design/calculations. Current stormwater regulations require green infrastructure measures to address water quality and quantity as this is considered a major project with greater than ¼ acre of disturbance. The applicant's engineer shall provide information (specifications, etc.) that verify existing measures meet current regulations.

As an option, porous pavement shall be considered. The proposed parking areas will not be used for truck traffic or turning maneuvers and are viable candidates for porous installation. An updated Operations and Maintenance Manual may be required if additional facilities are needed.

- 2.02 Annual maintenance reports are required that provide inspection reports for all stormwater facilities, including the manufactured treatment devices and jellyfish filters. Reports have not been received for several years. A current report shall be submitted within 30 days. Any required maintenance must be included with this project, completed prior to issuance of a Certificate of Compliance.

3.00 Subdivision Requirements

- 3.01 Subdivision deeds will be required for the Costco site (to remain Lot 1.01) and the lands remaining (Lot 1.03). Descriptions of each existing lot, area to be transferred and the new lots shall be submitted for review. Any new easements for drainage or sanitary sewer piping shall also be described with ownership and maintenance information included.

- 3.02 Iron pin property corner markers are required at the new lot line and shall be shown on the plan. The pins must be set and inspected prior to signing the new lot deeds.

4.00 Miscellaneous

- 4.01 The parking lot pavement detail shall be revised to comply with Township requirements.
- 4.02 All proposed crosswalks shall be high visibility, ladder type.
- 4.03 Trees shall be specified as 3 – 3 ½ caliper.
- 4.04 For the Board's information, a design exception was approved per ROM 19-13 to permit the light standard heights to be 30'. The proposed fixtures will also be 30' in height.
- 4.05 Bonding and inspection fees will be required.
- 4.06 Other permits/approvals:
- a. Mercer County Planning Board
 - b. Lawrence Township Soil Disturbance Permit (prior to construction)

JFP/jrt

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Documents Reviewed:

- Application No. SP-1/24 and Supporting Documents
- Site Plans, dated August 18, 2023





KYLE+MCMANUS ASSOCIATES

POLICY
PLANNING
DESIGN

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

To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP, LEED AP 
Brett Harris, PP, AICP 

Re: **Costco Wholesale**
Preliminary Major Site Plan & Subdivision
Block 4202 Lot 1.03
4100 Quakerbridge Rd, Lawrence, NJ 08648
HC District

Date: June 14, 2024

1.0 Introduction & Project Overview

- 1.1 The Applicant is requesting preliminary major site plan and subdivision approval to expand the existing Costco parking lot, construct additional stormwater management infrastructure, and pedestrian crossings.
- 1.2 Block 4202, lot 1.01, which is approximately 16.9 acres, is largely developed with the existing Costco store (157,400 s.f.) and associated parking and other improvements. The Applicant is proposing to subdivide 2.25 acres of the adjacent Lot 1.03 and combine it with Lot 1.01. The new lot area of Lot 1.01 will be 19.13 acres. The remaining lot area of Lot 1.03 will be approximately 2.9 acres. Lot 1.03 is a vacant site, located between the existing Costco and Quakerbridge Road. At the time the Costco was developed it was anticipated this frontage lot would be developed with a freestanding commercial use.
- 1.3 A portion of Lot 1.01 is located south of the Quakerbridge Road driveway for Costco. The subdivided portion of Lot 1.03 is located on the north side of the driveway. The Applicant proposes to construct a parking lot on each side of the driveway. Each new parking lot will contain 76 parking spaces for a total of 152 additional parking spaces to serve the existing Costco.

2.0 Site & Surrounding Area

- 2.1 The subject property is located on Quakerbridge Road, an auto-oriented commercial corridor in the Township. Quakerbridge Road serves as the municipal boundary between Lawrence Township and the Township of West Windsor.



- 2.2 A mix of commercial and residential uses exist to the north and the west of the site in the MX-1 District.
- 2.3 Agriculture uses exist across Quakerbridge Road in West Windsor Township; however, this area is planned for industrial development.
- 2.4 To the south, on Lot 1.01, is the Costco gas station and associated improvements.
- 2.5 To the south of the site, at the corner of Quakerbridge Road and Bakers Basin Road, is a large vacant area in the HC District.

3.0 Zoning Analysis

- 3.1 The subject site is located within the HC District. The HC District is intended to serve both residents of the municipality and the general public with uses typically oriented towards motorized travel.
- 3.2 The Applicant does not require any new bulk variance relief from the HC District standards. Please see the following table for additional detail.

§420 HC District Standards				
	Required	Existing	Proposed	Variance?
Min. Lot Area	40,000 s.f	-	833,303 s.f.	No
Min. Lot Frontage	200 feet	-	1,055.19 feet	No
Min. Lot Width	200 feet	-	1,055.19 feet	No
Min. Lot Depth	175 feet	-	937.34 feet	No
Min. Front Yard	25 feet	-	60 feet	No
Min. Side Yard	25 feet	-	20/10.5 feet	No
Min. Rear Yard	60 feet	-	N/A	No
Max. Floor Area Ratio	.3	-	.21	No
Max. Impervious Surface Ratio	.75	-	.768	*Yes
Max. Building Height	35 feet	-	30 feet	No
Parking (retail)	787 spaces	-	832 spaces	*No

****Indicates variance previously granted***



COSTCO
BLOCK 4202 LOT 1.03
TOWNSHIP OF LAWRENCE MERCER COUNTY NJ

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



4.0 Plan Comments

- 4.1** The Applicant should provide testimony regarding all proposed site improvements.
- 4.2** As a retail use of 157,400 s.f., the existing Costco requires 787 parking spaces. The Applicant received relief at the time of construction to provide 680 parking spaces. The additional 152 proposed parking spaces will increase the available parking for Costco customers for a total of 832 parking spaces.
- 4.3** The Zoning Requirements on Sheet C1 should correct the lot number (Lot 1.01, not Lot 1), and correct the parking table to eliminate the shopping mall reference, and indicate a variance was previously granted for 680 parking spaces.
- 4.4** The proposal requires relief from Section 530.G., which requires interconnection of parking areas for nonresidential uses. While connection to future adjacent nonresidential uses is not proposed, the interior drive will provide pedestrian (with the provision of additional sidewalks as noted below) and vehicle access without the need travel on Quakerbridge Road.
- 4.5** A revised landscape plan should be provided, with the following:
- a. The Applicant should provide trees along both sides of the access drive in accordance with the Township's street tree requirements, §525.C1. While the access drive is not a public street, the addition of street trees in this area will improve the appearance of the site as well as provide shade and plant diversity.
 - b. Per §525.L3, parking areas shall be screened by a combination of berms, hedges, fences or walls, with a minimum planting height of 3 feet. Screening plantings are not proposed around the parking lots and should be provided. The Applicant should revise the landscaping plan to provide additional plantings along the Quakerbridge Road frontage in a design and plant selection that is similar and complementary to that which is along the frontage of the adjacent service station, adjusted for a smaller setback of improvements.
 - c. The Applicant should provide shrubs, as well as trees along the sides of the parking areas.
 - d. The Applicant should provide additional trees along the portion of the parking area along the Costco interior drive that runs parallel to Quakerbridge Road.
 - e. The Applicant should expand the proposed plant species to include additional plant variety composed of native and adaptive plants.
- 4.6** The Applicant should improve pedestrian circulation, by incorporating the following:
- a. A sidewalk should be provided along the east side of the interior drive to better guide pedestrians to the crosswalks across the interior drive. This sidewalk should extend to the eastern property line to facilitate connection once the vacant land to the north is developed. A sidewalk to the adjacent gas station is not necessary.
 - b. Crosswalks should be added to the Quakerbridge Road frontage, connecting the sidewalks on either side of the driveway.



- 4.7 Details of the proposed crosswalks should be provided. Crosswalks should be constructed as a “ladder style”.
- 4.8 Electric vehicle charging stalls or “make-ready” spaces are not depicted in the parking lots. The Applicant should demonstrate compliance with the State law and indicate where these parking spaces will be located.
- 4.9 The Applicant should demonstrate compliance with ADA regulations and identify the location of these parking spaces.
- 4.10 The Applicant is proposing light fixtures with a height of 30 feet. This is inconsistent with the 25 foot height maximum in Section 527C.1; however, the Applicant received relief from this standard to permit a height of 30 feet at the time of the Costco site plan approval.
- 4.11 Additional detail regarding the proposed site lighting should be provided.
 - a. Compliance with the requirements for lighting of surface parking areas (Section 527.C.) and pedestrian ways (Section 527.D.) should be provided.
 - b. The color temperature of the proposed LED fixtures should be specified and should not exceed 3000k.

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.

- 5.2 The purpose of the HC District is relevant to the development proposal:

“The Highway Commercial (HC) district is intended to serve both the residents of the municipality and the general public with uses typically oriented towards motorized travel. The HC district is the primary retail zone for localized sales and services that are not regionally based. It differs from the NC-1 and NC-2 districts by including automobile business uses and excluding residential uses, with the exception of certain senior citizen housing. The Highway Commercial district is also intended to support the retail uses in the Regional Commercial district.”

- 5.3 The following Goals from the 1995 Master Plan are relevant to the development proposal.

- General Goal *“Provide harmonious and efficient allocation and arrangements of land uses and protect property values in both Lawrence and surrounding municipalities.”*
- Land Use Goal *“Foster a well balanced, diverse community with a mix a residential housing types, institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan development regulation are designed to minimize land use conflict and to reduce adverse impacts of development on other activities in the Township.”*



6.0 Materials Reviewed

6.1 Application and supporting materials.

6.2 *Major Site and Major Subdivision Plan Site Plans*, consisting of 16 sheets, prepared by Colliers Engineering & Design dated August 18, 2023.

7.0 Applicant Team

7.1 Applicant: Costco Wholesale 99 Lake Drive Issaquah WA 98027

7.2 Engineer: Phillip Pryor 22375 Broderick Drive STE 110 Sterling VA 703-430-4330



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

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

MEMORANDUM

DATE: May 22, 2024

TO: Lawrence Township Planning Board and Zoning Board of Adjustment

FROM: Quazi Masood, P.E., PTOE *qm*
William T. Dougherty, P.E., PTOE *wtd*
Traffic Consultant

SUBJECT: Costco Wholesale – 4100 Quakerbridge Rd – Parking Lot Expansion
Major Site Plan – Preliminary & Final Major Site Plan Application SP-1/24
Planning Board Memorandum #1
Lawrence Township Mercer County, New Jersey
Tax Map Page 42.03, Block: 4202, Lot: 1.03

Document Received

We are in receipt of the following information for review pertaining to the submission of Bulk Variance Application and Preliminary and Final Site Plan Approval for Costco Wholesale – Parking Lot Expansion at 4100 Quakerbridge Road.

- One Transmittal Letter from James F. Parvese, Municipal Engineer (1 page) dated April 17, 2024, for reports due Friday, May 24, 2024.
- One Cover/Transmittal Letter from Colliers Engineering & Design, Inc. (1 page) dated February 1, 2024.
- One Cover/Transmittal Letter from Colliers Engineering & Design, Inc. (1 page) dated March 12, 2024.
- One Township of Lawrence, Department of Community Development, Land Use Application Master Checklist (3 pages) filled out, signed and dated October 9, 2023 and January 30, 2024
- One bound set of Preliminary & Final Site Plans for Costco Wholesale Parking Lot Expansion (15 sheets), prepared by Colliers Engineering & Design, Inc. dated August 18, 2023.

Project Description

This Project consists of developing two unused pad sites into 152 additional parking spaces and dedicated a 35' storm drain easement through the existing parking lot. The existing parking lot shows approximately 679 existing parking spaces, 15 of which appear to be Handicapped Accessible (i.e. ADA spaces).

The Costco Wholesale store is located at 4100 Quakerbridge Road within Block 4202, Lot 1 in HC (Highway Commercial) Zone. The two pad sites seem to be Lot 1.03.

We offer the following comments.

Preliminary and Final Major Site Plan SP-1/24
Costco Parking Expansion – 4100 QB Road
Planning Board Memorandum #1
Township of Lawrence, Mercer County, New Jersey
May 22, 2024
Page 2 of 3

Review Comments

Major Site Plan/Minor Subdivision Plan


1. *According to ADA compliance Brief: Restriping Parking Spaces, Americans with Disability Act, US Department of Justice 2010 Standards (208.2), “2% of total parking provided in each lot or structure will have to be car and van accessible ADA spaces; where 1/6th portion of the total ADA spaces calculated will have to be Van-accessible, while the remaining 5/6th portion of the ADA spaces calculated will be Car-accessible.”* The guideline is provided at the end of this document in **Appendix A**.
2. The existing parking lot contains a total of 679 parking spaces; among them a total of 15-spaces is currently striped as ADA spaces (assuming, all 15-Car-accessible). The Applicant has proposed to add 152 new parking spaces, taking the total to 831 spaces. Therefore, based on the revised parking calculations as per comment #1,
 - a. A total of 17-ADA spaces will be required for the entire site. Among them, 14-spaces should be striped as Car-accessible, and 3-spaces should be striped as Van-accessible.
 - b. It is to be noted that, according to Federal Law stated in Comment 1, each parking lot/structure will require ADA-spaces. This issue must be addressed with the Township staff.
3. ADA Accessible Parking Sign and Pavement Marking Details are not included on Sheet C-13 Site Details (Sheet 13 of 15), which must be provided.
4. According to the NJ State Law, the Electrical Vehicle Service/Supply Equipment or “make-ready” parking stalls should be provided in the proposed plans, which are missing in this submission.
5. The crosswalk details are not provided, which must be included in the Site Details on Sheet C-13.
6. ADA accessible curb ramp details are also not included in the Site Details on Sheet C-13, which must be provided.
7. The plan set contains incorrect street name as Quakerbridge Road (CR 533) (**Province Line Road**). It is to be noted that Province Line intersects Quakerbridge Road at 90-degree angle; they are not the same road. Please address this issue.

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

CC: *James Parvesse, P.E.*
Brenda Kraemer, P.E.
Susan Snook

Appendix A

U.S. Department of Justice
 Civil Rights Division
 Disability Rights Section



Americans with Disabilities Act

ADA Compliance BRIEF:

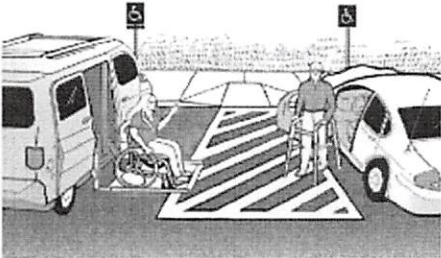
Restriping Parking Spaces

Accessible Parking Spaces

When a business or State or local government restripes parking spaces in a parking lot or parking structure (parking facilities), it must provide accessible parking spaces as required by the 2010 ADA Standards for Accessible Design (2010 Standards).

In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking facilities when it is readily achievable to do so. Because restriping is relatively inexpensive, it is readily achievable in most cases. State and local government facilities also have an ongoing ADA obligation to make their programs accessible, which can require providing accessible parking.

This compliance brief provides information about the features of accessible car and van parking spaces and how many accessible spaces are required when parking facilities are restriped.



One of six accessible parking spaces, but always at least one, must be van-accessible.

The required number of accessible parking spaces must be calculated separately for each parking facility, not calculated based on the total number of parking spaces provided on a site. One of six (or fraction of six) accessible parking spaces, but always at least one, must be van accessible.

Parking for hospital outpatient facilities, rehabilitation facilities, outpatient physical therapy facilities or residential facilities have substantially different requirements for accessibility (see 2010 Standards 208.2).

Minimum Number of Accessible Parking Spaces
 2010 Standards (208.2)

Total Number of Parking Spaces Provided in Parking Facility (per facility)	(Column A) Minimum Number of Accessible Parking Spaces (car and van)	Minimum Number of Van-Accessible Parking Spaces (1 of six accessible spaces)
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
✓ 500 to 1000	2% of total parking provided in each lot or structure	1/6 of Column A*
1001 and over	20 plus 1 for each 100 over 1000	1/6 of Column A*

*one out of every 6 accessible spaces

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

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

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Preliminary & Final Major Site Plan and Subdivision Application No. SP-1/24
COSTCO, 4100 Quakerbridge Road,
Tax Map Page 42.03, Block 4202, Lot 1

DATE: April 17, 2024

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

- Application No. SP-1/24 and Supporting Documents
- Site Plans, dated August 18, 2023

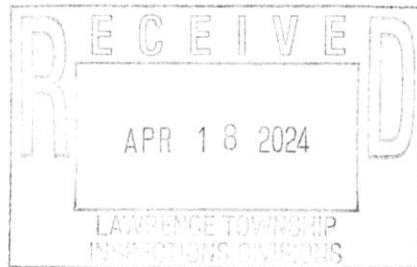
This application is scheduled for review by the Planning Board at the meeting to be held Monday, June 3, 2024. Please review these documents and submit your report to this office as soon as possible, but **no later than May 24, 2024**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRT

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Attachments

No Pkg Comments 4/18 JRT
No ELECTRIC COMMENTS 4/19/2024 JRT
No Building Comments 4-19-24 AAC
No Fire Comments 04/20/2024 SM



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 Costco Proposed Parking Lot Expansion

Filed 5/24/2024


The proposed parking lot expansion of Costco Adjacent to Quakerbridge Road was reviewed by STAC. We oppose this plan to expand the asphalt wasteland along Quakerbridge Road.

- This proposal is 180 degrees wrong. Warm Summer days have turned into sweltering nightmares in Lawrence. Trees should be planted on these available green areas, to provide cooling.
- The % of impermeable surface at Costco – roof and parking asphalt -- already exceeds any reasonable %. The amount of impermeable asphalt surface and runoff needs to be reduced – not aggravated.
- The goal of avoiding occasional over-crowding in the Costco lot can easily be achieved by communicating with patrons about times when heavy traffic is occurring or expected. Patrons can be informed about the days and times when there is the least traffic. Google maps has an air photo that shows a sea of available spaces. Patrons can be directed to those low usage days and times. Customers are members, so the identity of users is already known to Costco.
- These proposed additional parking spaces will be very undesirable. Walking to the building from these spaces will be arduous as well as dangerous, crossing the path of cruising vehicles on main driving lanes.
- The parking lot is in an area that already has flooding problems. Trees and green open space provide a buffer against flooding, as well as cooling.

-- Respectfully submitted, David Bosted, STAC Chair

Memorandum
TOWNSHIP OF LAWRENCE
Health Department

TO: James F. Parvesse, Municipal Engineer

FROM: Keith Levine, Health Officer 

DATE: May 23, 2024

SUBJECT: Preliminary & Final Major Site Plan/Subdivision Application
No. SP-1/24 **COSTCO**, 4100 Quakerbridge Road,
Tax Map Page 42.03, Block 4202, Lot 1

This department has reviewed the documents listed below with regard to the referenced site plan application:

- Application No. SP-1/24 and Supporting Documents
- Site Plans, dated August 18, 2023

Reason to alter or prohibit the completion of the project as described is not found.

RECEIVED

MAY 28 2024

ENGINEERING DEPT.

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM: Jennifer Thomas, Account Clerk *JT*
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: April 17, 2024

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

Application No(s): SP-1/24
Application Name: **Costco**
Street Address: 4100 Quakerbridge Road
Tax Map Page(s): 42.03
Block: 4202
Lot(s): *1.01* *1*

Thank you for your anticipated assistance and response.

JRT
g:\engineering\tax request.doc

*Taxes and sewer are
Current as of
4/17/2024*



[Signature]
Jenn Collect

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

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

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Preliminary & Final Major Site Plan and Subdivision Application No. SP-1/24
COSTCO, 4100 Quakerbridge Road,
Tax Map Page 42.03, Block 4202, Lot 1

DATE: April 17, 2024


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JRT
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Attachments



*No Comments on
Plans
5/18/2024*




To: Lawrence Township Planning Board
From: Environmental and Green Advisory Committee (EGAC)
Date: June 6, 2024
Re: Costco Parking Expansion 4100 Quakerbridge Rd

Per the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have conducted a review of the application materials provided to the Committee by the Township of Lawrence.

SUMMARY

Costco proposes to acquire frontage parcels and expand parking. Soil contamination prevents groundwater recharge. While stormwater management was designed in a previous application, this is a new application, and regulations and conditions including precipitation volume and patterns have changed.

Questions/Suggestions

Impervious Surface

- Impervious surface of over 10% impairs water quality and over 35% can lead to permanent impairment. Is additional parking truly required?
- Is the new impervious surface at or below the 75% maximum?

Stormwater Management

Stormwater management was designed before the Green Infrastructure and Inland Flood Protection Rules. As this is a new application:

- Is the stormwater facility an approved BMP?
- Is the facility located where the runoff occurs?
- As current facilities are under-designed for current and future precipitation, how can the applicant address this?
- Have the plans received an applicability review from the NJDEP?
- The 2012 plan that is the basis of approval for this new application seems to show an average TSS removal of only 73%. Additionally, it is unclear if the new impervious surface is included in the calculation.

Landscaping

- Replace non-native “smoke tree” with native plants.
- There are missing and unhealthy trees and shrubs from the approved previous application, replace per the approved plan.
- Remove invasives that have moved in.

Soil Erosion and Sedimentation Control

- Maintain strict oversight and enforcement of standards.