

Applicant: Bruce & Denise DiDonato

Appl. No.: SP-5/23

**REFERRALS**

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	8/15/23	9/1/23			
b. Professional Planner	8/15/23	10/6/23			
c. Traffic Consultant					
d. Construction Official	8/15/23	8/24/23			
e. Shade Tree Advisory Comm.	8/15/23				
f. Health Officer	8/15/23	8/23/23			
g. Tax Collector	8/15/23	8/15/23			
h. Public Safety	8/15/23	10/3/23			
i. Environ. Res. Committee	8/15/23	10/6/23			
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>Hug Whitehead</u>	8/15/23				
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Major Site Plan – Preliminary and Final Approval Application No. SP-5/23  
**Bruce & Denise DiDonato – Hay Barn.**, 220 Cold Soil Road  
Tax Map Pages 73 and 73.03, Block 7301, Lot 32.01

DATE: September 1, 2023

**General:**

The applicant has requested site plan approval for construction of a proposed 10,850 sf hay barn on Block 7301, Lot 32.01. The property is 29.4 acres and is a working horse farm, preserved under the Mercer County Farmland Preservation Plan with an agricultural easement held by the County. The proposed barn will be south of the existing barn, where a small equine ring is currently located.

**Detailed Report:**

1. The applicant shall provide testimony regarding the need for a barn with dimensions of 70' x 155', selection of this location and proposed activities to be conducted in the barn. The Mercer County approval dated April 18, 2023 stated use of the barn for hay storage, boarding and breeding of horses and farm equipment storage is permissible under the terms of the county easement.

The applicant shall also clarify whether equestrian events, such as shows, are envisioned. If so, traffic and access shall be discussed.

2. The plans and application documents state electrical service shall be provided, but specifically note there will be no plumbing service. If horses will be boarded in the barn, it appears water service may be needed.
3. New impervious coverage does not exceed ¼ acre and overall site disturbance will not exceed 1 acre; therefore, the proposed project is not considered a major project under the stormwater regulations. However, due to the large expanse of roof area and in consideration of green infrastructure techniques, it is recommended to include stormwater mitigation to increase infiltration and/or stormwater reuse. Appropriate improvements include rain barrels at roof leaders, establishment of a rain garden or drywells.
4. All improvements shown on the plan must be completed prior to issuance of a Certificate of Occupancy.
5. A soil erosion permit is required. Bonding and inspection fees shall also be posted.

JFP/jrt

g:engineering/ Didonato Haybardi/review #1.doc

See Reverse

**Documents Reviewed:**

- Letter from Van Cleef Engineering, dated August 14, 2023
- Application No. SP-5/23 and Supporting Documents
- Design Waivers, dated August 14, 2023
- Drainage Statement, dated June 2023
- Architectural Plans, dated June 30, 2023
- Structural Plans, Sheets 1-6, dated June 30, 2023
- Site Plans, Sheets 1-4, dated June 9, 2023
- Topographic Survey, dated June 5, 2023
- Boundary Survey, dated June 5, 2023



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@kylemcmamus.com

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**To:** Lawrence Township Planning Board

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

**Re:** **Bruce & Denise DiDinato**  
**Preliminary & Final Major Site Plan Application**  
Block 7301 Lot 32.01  
273 Cold Soil Road  
EP-2 Environmental Protection 2 District

**Date:** October 6, 2023

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**1.0 Introduction & Project Overview**

- 1.1** The Applicant is requesting preliminary and final site plan approval to construct a 10,850 square foot hay barn on their property.
- 1.2** The site is a large lot, over 29 acres, occupied primarily by Stony Brook Stables. It appears the improvements associated with the stable primarily exist on the adjacent Lot 36.01 which is located to the north. Lot 36.01 has access to Cold Soil Road, and Lot 32.01 is accessed via Jochris Road, single family





homes exist between the site and Cold Soil Road.

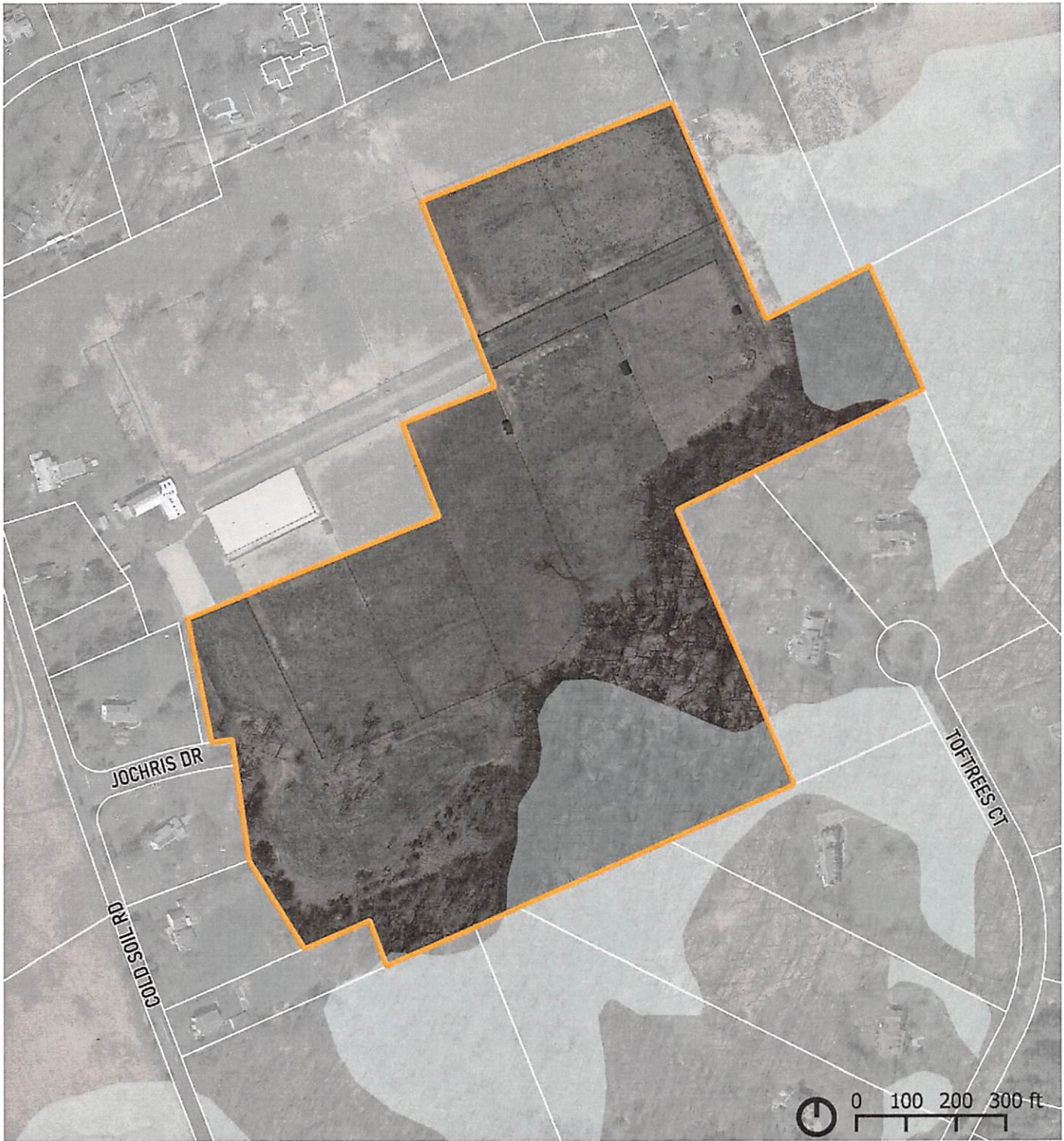
- 1.3 It appears there are environmental constraints on the southern portion of the site, and on adjacent properties.
- 1.4 No new variance or design waivers are requested as part of the application.

## 2.0 Site & Surrounding Area

- 2.1 This 29.4-acre property is located in the northern portion of the municipality, in a predominately rural area of the Township. The site is in the EP-2 District and has limited frontage on Jochris Drive. The property resembles a flag lot in its configuration.
- 2.2 The site is occupied partially by stable improvements, which include fenced in areas. The southern portion of the site is open space and wooded areas. Wetlands exist on the western and southern portions of the parcel.
- 2.3 The site is surrounded by agricultural and residential uses in the EP-2 and EP-1 District.



- 2.4 Adjacent, to the north, is Lot 36.01 which appears to contain a majority of the stable improvements and operations. This lot is under common ownership with the subject property and is located in the EP-2 District. The improvements on the property include a building that resembles a single family dwelling, a barn, stables, and several fenced in areas.
- 2.5 To the south and east, are large wooded areas and single family residential uses. The properties to the east are in the EP-2 District, while the properties to the south are located in the EP-1 District. To the south, is the Shipetaukin Creek Tributary and single family homes with frontage on Toftress Court.
- 2.6 Between the site and Cold Soil Road, west of the property, are several single-family homes that front on Cold Soil Road. The site and surrounding areas can be seen on the following Aerial Map.



**BRUCE & DENISE DIDINATO**  
 BLOCK 7301 LOT 32.01  
 TOWNSHIP OF LAWRENCE MERCER COUNTY NJ

**LEGEND**  
 Wetlands

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



**3.0 Variances and Exceptions**

- 3.1** The subject site is located within the EP-2 District. The purpose of the EP-2 District is to protect the environmental resources and qualities of this area, maintain the rural character of roads and scenic views, and retain farmland.
- 3.2** The Applicant does not require new bulk variance relief from the EP-2 District standards. Please see the following table for additional detail.

EP-2 DISTRICT STANDARDS (§402f.3 AGRICULTURAL USES)				
	Required	Existing	Proposed	Variance?
Min. Lot Area	5 acres	29.4 acres	29.4 acres	No
<b>Min. Lot Frontage</b>	<b>200 feet</b>	<b>96.32 feet</b>	<b>96.32 feet</b>	<b>* Yes</b>
Min. Front Yard	75 feet	N/A	80 feet	No
Min. Side Yard	30 feet	N/A	38.2 feet	No
Min. Rear Yard	100 feet	N/A	872.5 feet	No
Max. Impervious Surface Ratio	.05	.012	.02	No

*\* Indicates existing non-conforming condition*

- 3.3** An existing non-conforming lot frontage exists, where 200 feet is required and 96.32 exists along Jochris Road.

**4.0 Site Plan Comments**

- 4.1** Testimony should be provided regarding all site improvements and demolition. This should include discussion of any other items that may be stored in the proposed barn.
- 4.2** The total height of the proposed hay barn should be depicted on the Architecture Plans.



- 4.3 We offer concern regarding the proposed hay barn location proximity to rear yards of neighboring residential properties. We suggest additional plantings/screening and/or a greater setback to adjacent residences be provided along the property line.



- 4.4 Testimony should be provided regarding the existing vegetation on the site, and should include whether any trees are proposed for removal. A tree protection zone, pursuant to §541E, should be depicted on the plot plan, along with any associated tree protection fencing.
- 4.5 Testimony should be provided regarding the environmental constraints on the property and the Applicant should confirm no disturbance to the environmentally sensitive areas is proposed.

## 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 EP-2 District is relevant to the development proposal:

*"The EP-2 designation is contrasted with the EP-1 district by being underlain with the Brunswick Shale or Stockton Sandstone geologic formations as depicted in the adopted Master Plan which yield slightly better water supplies. Both the EP-1 and EP-2 districts, though poorly suited for development, are exceptional areas for non-irrigated agriculture."*





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

- General Goal *“Preserve environmentally sensitive lands from development or other potentially damaging influences.”*
- Community Character Goal *“Provide for the continuation of high-quality development and the retention of the remaining rural character in Lawrence by using the Master Plan as a guide and resource. Maintain the predominately residential nature of the Municipality.”*
  - Community Character Objective *“Encourage new development to be compatible with the style and scale of existing buildings. ”*
- Land Use Objective *“Preserve undeveloped open space, maintain agricultural activities and the rural landscape in appropriate locations, and promote the visual enjoyment of the land.”*
- Conservation of Natural Features Goal *“Critical natural features and resources of Lawrence such as woodlands, steep slopes, wetlands, floodplains and bodies of water are worthy of protection to provide natural ecological balance and as a counterpoint to the built environment.”*
- Visual Character of Lawrence Goal *“Establish policies governing the development or redevelopment of land which will promote the retention of rural character and historic streetscapes in the community. Establish design guidelines for the preservation of significant view from public rights-of-way.”*
- Visual Character of Lawrence Objective *“Use rural development design techniques and standards to promote and encourage appropriate low intensity development in identified areas.”*

## **6.0 Materials Reviewed**

**6.1** Application and supporting materials

**6.2** *Preliminary & Final Site Plan*, consisting of 4 sheets, prepared by James A Bash of Van Cleef Engineering Frank J Falcone and Kevin M Brakel of Princeton Junction Engineering PC, dated June 9, 2023, last revised August 14, 2023.

**6.3** *Elevations*, consisting of 1 sheet, prepared by Providence Engineering Corp, dated June 30, 2023.

**6.4** *Boundary Survey*, consisting of 1 sheet, prepared by Joseph Canada of Van Cleef Engineering dated June 5, 2023.

**6.5** *Structural Plans*, consisting of 6 sheets, prepared by Providence Engineering Corp, dated November 1, 2022.

**6.6** *Topographic Survey*, consisting of 1 sheet, prepared by Joseph Canada of Van Cleef Engineering dated June 5, 2023.




**7.0 Applicant Team**

**7.1 Applicant & Owner:** Bruce & Denise DiDinato 273 Cold Soil Road Lawrence NJ 08540 609-209-7376  
drdendi@aol.com

**7.2 Engineer:** James Bash PE 4 AAA Drive Hamilton NJ 09691 609-689-1110 [jbash@vancleefengineering.com](mailto:jbash@vancleefengineering.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: Major Site Plan – Preliminary and Final Approval Application No. SP-5/23  
**Bruce & Denise DiDonato – Hay Barn.**, 220 Cold Soil Road  
Tax Map Pages 73 and 73.03, Block 7301, Lot 32.01

DATE: August 17, 2023

Attached are the following documents with regard to the above-referenced subdivision application for the proposed Hay Barn:

- Application No. SP-5/23 and Supporting Documents
- Design Waivers, dated August 14, 2023
- Drainage Statement, dated June 2023
- Architectural Plans, dated June 30, 2023
- Structural Plans, Sheets 1-6, dated June 30, 2023
- Site Plans, Sheets 1-4, dated June 9, 2023
- Topographic Survey, dated June 5, 2023
- Boundary Survey, dated June 5, 2023

This application is scheduled for review by the Planning Board at the meeting to be held Monday, October 16, 2023.

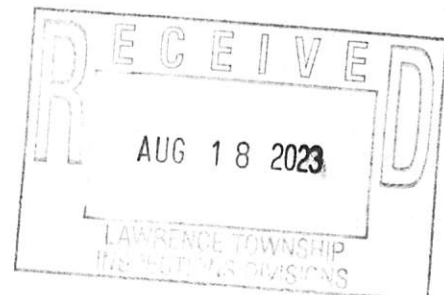
Please review these documents and submit your report to this office as soon as possible, but **no later than Friday, October 6, 2023**, so that reports may be provided to the applicant and Board members prior to the meeting.

JFP/jrt  
g:engineering/DiDonato Haybarn/doc. dist. letter.doc

Attachments

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

*No Bid Comments 8/22/2023 ml*  
*No Fire Comments 08/22/2023 SM*  
*No PUBG Comments 8/24/23 JO*  
*No Electric Comments 8/24/2023 W*



LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: August 23, 2023

To: James Parvesse, P.E., Municipal Engineer

From: Keith Levine

REVIEW FOR:

- Building Permit
- Certificate of Occupancy
- Planning Board**
- Zoning Board
- Other: \_\_\_\_\_
- Food Establishment
- Sewage Disposal System
- Individual Water Supply
- Commercial Property
- Other: Major Site Plan Prelim & Final**

PROJECT NAME: Hay Barn

LOCATION: 220 Cold Soil Rd Princeton, NJ 08540

BLOCK: 7301 LOT # 32.01 PR# SP 5/23

OWNER: Bruce & Denise DiDinato Phone: 609-209-7376

ENGINEER/ARCHITECT: Van Cleef Engineering

ADDRESS: 4 AAA Drive, Suite 103  
Hamilton, NJ 08691 PHONE: 609-689-1100

APPROVAL  DISAPPROVAL  APPROVAL WITH CONDITIONS

COMMENTS:

No sanitary or laundry facilities proposed for the hay barn.

No water service proposed for the hay barn.

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

  
John R. Sullivan, REHS

  
Health Officer

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: August 15, 2023

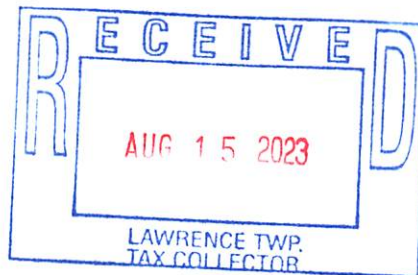

Please update the status of taxes and sewer payments with regard to the following application:

Application No(s): SP-5/23  
Application Name: **Bruce and Denise DiDonato**  
Street Address: 220 Cold Soil Road  
Tax Map Page(s): 73 & 73.03  
Block: 7301  
Lot(s): 32.01

Thank you for your anticipated assistance and response.

JRT  
g:\engineering\tax request.doc

*Taxes & Sewer are  
Current as of 8/15/2023  
3rd qtr. taxes due by Sept. 5<sup>th</sup>*



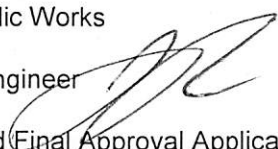
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LAWRENCE LWB  
JANUARY 1954

**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: Major Site Plan – Preliminary and Final Approval Application No. SP-5/23  
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JFP/jrt  
g:\engineering\DiDonato Haybarn\doc. dist. letter.doc

Attachments

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

*No Comments in Public Safety*  
  
*Em.* *10/5/2023*

RECEIVED

OCT - 3 2023

ENGINEERING DEPT.

RECEIVED  
AUG 18 2023  
By \_\_\_\_\_



**To:** Lawrence Township Planning Board  
**From:** Environmental and Green Advisory Committee (EGAC)  
**Date:** October 6, 2023  
**Re:** 220 Cold Soil Road  
Major Site Plan Prelim and Final Application No. SP-5/23  
Tax Map Pages 73 and 73.03, Block 7301, Lot 32.01

In accordance with 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**

10,850 square foot barn construction on private lot. Applicant requests a Waiver of the Environmental Impact Statement.

#### **Suggestions/ Recommendations:**

While the development is minor, there are several environmental concerns that an Environmental Impact Statement should otherwise cover and for which the committee seeks further clarification and has suggestions.

1. Wetlands are presumed on the Lot (Southeast, Northeast). They are not identified or mentioned in the plans per township requirements, although unlikely to affect the proposed development. Request an official wetlands delineation map and report from a wetland expert. Also, there appears to be a road at the back of the property that leads into wetlands that are not indicated on the plans and there is a concern regarding other potential activity affecting the wetland and habitat.
2. State and Federal Threatened or Endangered Species, including Wood Turtle occupied habitat and American Kestrel breeding sighting, are in the vicinity. Request consultation to comply with the NJ Endangered Species Act, Migratory Bird Act, and federal Endangered Species Act and follow conservation recommendations.
3. Need to identify trees and tree protection areas.
4. Confirm there is no outdoor lighting and if so, request the Board include that as a condition of approval. The nearby barn and buildings do have outdoor lighting. The concern is for lighting to be no more than 3000 CCT, fully shielded, have automatic shut off, and only on when necessary.
5. Will there be a drive to the barn? Please indicate any roadway on the plan, gradation at the door appears to be vehicle accessible.
6. While native plants may not be possible given the horse activity, native keystone plantings, such as oak, across the property will greatly benefit biodiversity as well as decrease heat islands, limit runoff, decrease erosion, and support pastures in times of drought.