

Applicant: ELSA Vehicle Storage 600 Whitehead Road

Appl. No.: SP-6/24

REFERRALS

	Date	Comments	Date	Comments	Additional Reports
	Referred	Dated	Referred	Dated	
a. Municipal Engineer	12/17/24	1/6/25			
b. Professional Planner	12/17/24	1/24/25			
c. Traffic Consultant					
d. Construction Official	12/17/24	12/19/24			
e. Shade Tree Advisory Comm.	12/17/24	1/21/25			
f. Health Officer	12/17/24	12/24/24			
g. Tax Collector	12/17/24	12/17/24			
h. Public Safety	12/17/24	1/16/25			
i. Environ. Res. Committee	12/17/24				
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: Informal Minor Site Plan Presentation Application No. SP- 6/24
ELSA Vehicle Storage Building, 600 Whitehead Road
Tax Map Page 12, Block 1202, Lot 2

DATE: January 6, 2025

General:

Ewing Lawrence Sewerage Authority has requested informal minor site plan approval for construction of a vehicle storage garage for the existing treatment facility located at 600 Whitehead Road. The building is 9425 sf and will accommodate seven (7) vehicles. It will be located in an existing parking area; no new impervious area will be created.

The garage is necessary for the proper operation of the utility. There are no engineering issues identified with the project. The minor technical items noted below shall be addressed.

Detailed Report:

1. The applicant engineer shall provide testimony regarding the selection of the area for the proposed garage and testimony in support of the stream buffer variance (§431.J). Testimony in support of the parking lot curb waiver (§530.N.2) shall be provided.
2. The site is impacted by the floodplains of the both the Shabakunk Creek and the Assunpink Creek. The building will be located in the northern corner of the property within the Flood Hazard area, and will contain engineered flood vents one foot above the flood hazard elevation in accordance with FEMA guidance.

NJDEP Flood Hazard Verification and a Flood Hazard Area Individual Permit have been received. The applicant shall submit proof of recording in accordance with permit conditions. Proof of recording of the modified property deed, which includes the potential for parking area flooding, shall also be submitted.
3. The parking lot signage required per N.J.A.C. 7:13-12.6 (g) 4 shall be shown on the plan. Installation is required prior to issuance of a Certificate of Occupancy.
4. The applicant's engineer has provided a Stormwater Narrative. The project is not considered a major project under the stormwater regulations.
5. A minimum overland slope of 2% shall be provided in the low area on the west side of the parking lot. The outlet point of storm sewer systems shall be provided with calculations verifying proper capacity.
6. A separate soil disturbance permit is required from Lawrence Township prior to construction. The plan, notes, and details shall be removed from the minor site plan set. The application documents may be submitted directly to the Engineering Department.
7. The "Typical Paving Section" shall provide 4" stabilized base course.

JFP/jrt

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Documents Reviewed:

- Application No. SP-6/24 and Supporting Documents
- Site Plans, revisions dated December 2, 2024
- Structural Plans, revisions dated December, 2024



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: **Ewing Lawrence Sewerage Authority**
Preliminary & Final Minor Site Plan and Bulk Variances
Block 1202 Lot 2
600 Whitehead Road Lawrence
LI Limited Industrial Zoning District

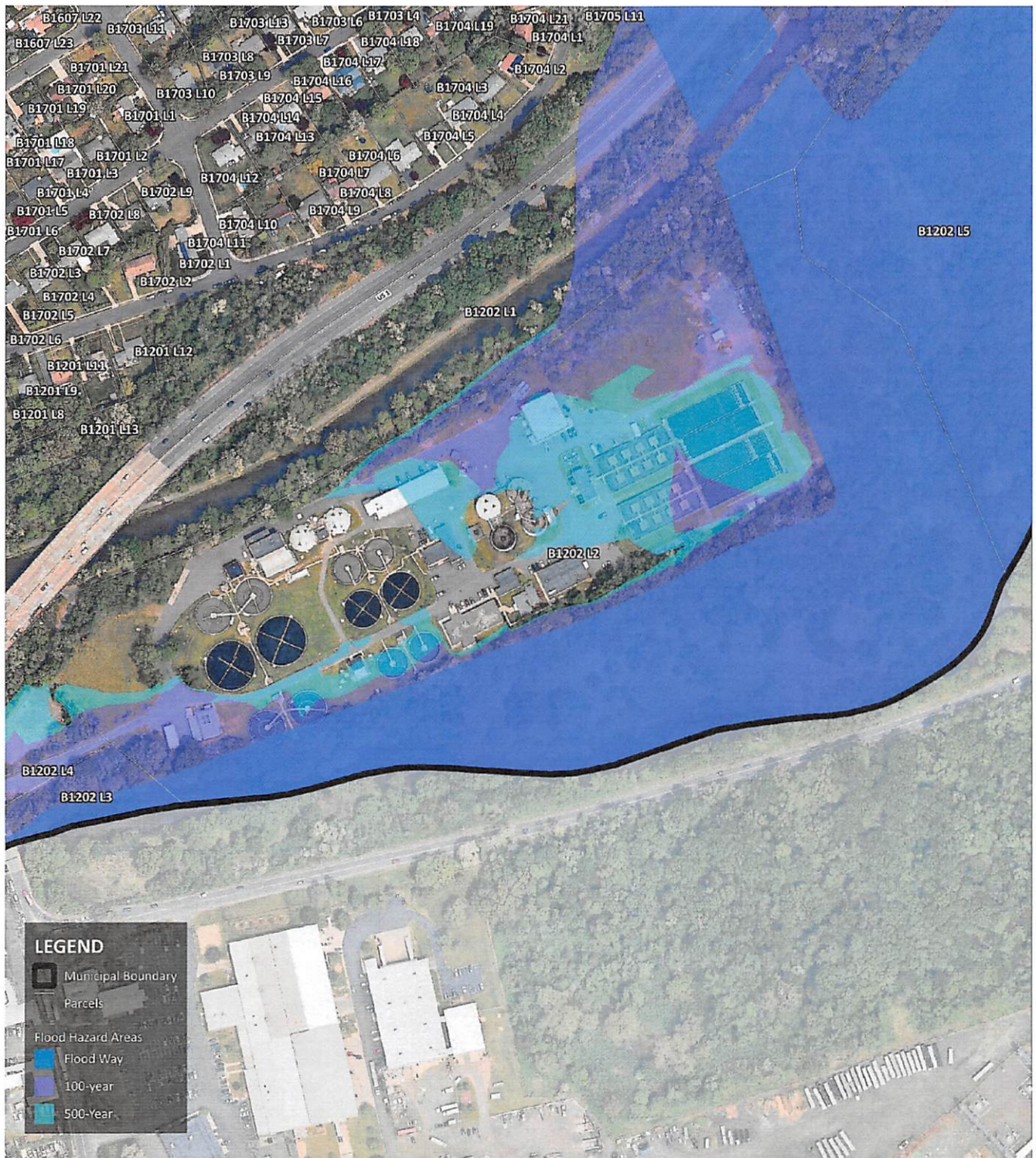
Date: January 24, 2025

1.0 Project Overview

- 1.1** The Applicant is requesting minor site plan approval to build a 9,426 sf 7-door garage on the northeastern portion of the existing Ewing Lawrence Sewerage Authority plant. Other site improvements include an associated driveway and a pumpstation.
- 1.2** The site is located at 600 Whitehead Road, which is south of Route 1, between the Delaware and Raritan Canal and Shabakunk Creek.

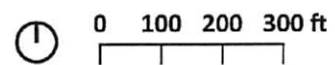
2.0 Site & Surrounding Area

- 2.1** The site consists of one lot, Block 1202 Lot 2, and is currently occupied by the Ewing Lawrence Sewerage Authority. The subject property is encumbered by a floodway, 100-year, and 500-year flood hazard areas. The floodways and flood hazard areas are shown on the following map.
- 2.1** The immediate area surrounding the site is characterized by wooded areas and natural features like the Delaware and Raritan Canal to the north and the Shabakunk Creek to the south and east. Further north, across Route 1, is the Colonial Lake residential neighborhood. Further south, across Shabakunk Creek and Sweet Briar Avenue are industrial uses.



EWING LAWRENCE SEWERAGE AUTHORITY

BLOCK 1202 LOT 2
TOWNSHIP OF LAWRENCE | MERCER COUNTY
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023





3.0 Variances and Exceptions

3.1 Use. The subject site is located within the LI Limited Industrial Zoning District. The LI District is intended for light industrial and related uses including warehouses and wholesale distribution centers. The existing governmental use, the Ewing Lawrence Sewerage Authority, is permitted in the District.

3.2 Bulk Requirements. The site includes two nonconforming bulk conditions. Please see the attached “c” variance criteria and the following table for additional detail.

LI District Standards (§424)				
	Required	Existing	Proposed	Variance?
Min. Lot Area	5-acres	34.32-acres (1,494,818 sf)	No Change	No
Min. Lot Frontage	60 ft	N/A	No Change	No
Min. Lot Width	400 ft	510 ft	No Change	No
Min. Lot Depth	400 ft	1795.3 ft	No Change	No
Min. Front Yard	400 ft	N/A	No Change	No
Min. Side Yard	75 ft	46.4 ft	No Change	*Yes
Min. Rear Yard	75 ft	607.5 ft	607.5 ft	No
Max. Building Height	38 ft or 3 stories	3 stories	No Change	No
Max. Impervious Surface Ratio	.75	.38	.38	No
Max. Floor Area Ratio	.2	.03	.03	No
Accessory Buildings and Uses				
Accessory Structure Location	Not in Front Yard	N/A	No Change	No
Min. Side Yard	35 ft	46.6 ft	No Change	No
Min. Rear Yard	35 ft	607.5 ft	164.1 ft	No
Min. Distance to other buildings	50 ft	19.1 ft	No Change	*Yes



LI District Standards (§424)				
	Required	Existing	Proposed	Variance?
Max. Height	Half the height of the Principal Building	2 stories	No Change	*Yes

* Existing non-conforming condition

3.3 Stream Buffers (§430.J): There shall be no disturbance within 100 feet of the 100-year floodplain of a stream corridor or from the upper bank for which a floodplain line has not been established. The floodplain areas should be depicted on the site plan.

3.4 Riparian Zone Buffer (§430.J3C): A Riparian Zone buffer of 50 feet is required on both sides of the water, where 46.6 feet exists between the Delaware and Raritan Canal and exiting building.

4.0 **Plan Comments**

4.1 The colors of the proposed garage exterior should be specified on the Architecture Plans.

4.2 The application should address removal of existing vegetation and any proposed tree removal, particularly disturbance within the flood hazard area Any proposed tree removal and replacement should be compliant with §541 of the Township’s Land Development Ordinance.

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 LI Zoning District purpose:

“The Limited Industrial (LI) district is intended for light industrial and related uses including warehouses and wholesale distribution centers. Incentives for the development of industrial parks are provided.”

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.”

6.0 Materials Reviewed

6.1 Application and supporting documents.

6.2 Minor Site Plan ELSA Vehicle Storage Building, prepared by Remington & Vernick Engineers, consisting of 15 sheets dated May 16, 2024 last revised December 2, 2024.

6.3 Structural Plans, prepared by prepared by Remington & Vernick Engineers, consisting of 6 sheets dated May 16, 2024 last revised November 24, 2024.

7.0 Applicant Team


7.1 Applicant & Owner: Ewing Lawrence Sewerage Authority 600 Whitehead Road Lawrence Township NJ 08648 609-587-9595 elsa@rcn.com

7.2 Attorney: W. Barry Rank Esq. 989 Lenox Drive Suite 101 Lawrenceville NJ 08648 609-882-6200

7.3 Engineer: Remington & Vernick 2059 Springdale Road Cherry Hill, NJ 08003 609-680-5385

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
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: Informal Minor Site Plan Presentation, Application No. SP- 6/24
ELSA Vehicle Storage Building, 600 Whitehead Road
Tax Map Page 12, Block 1202, Lot 2

DATE: December 17, 2024

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

- Application No. SP-6/24 and Supporting Documents
- Site Plans, revisions dated December 2, 2024
- Structural Plans, revisions dated December, 2024

This application is scheduled for review by the Planning Board at the meeting to be held Monday, February 3, 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than January 20, 2025**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRT

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Attachments

NO PLUG Comments - JB
No Building comments for PB AAC
NO Fire Comments SM
NO ELECTRICAL COMMENTS ON

TOWNSHIP OF LAWRENCE

P.O. Box 6006
Lawrenceville, New Jersey 08648

REPORT

Lawrence Township Shade Tree Advisory Committee ELSA Storage Building proposal Filed 1/21/2025

The proposed parking lot and storage building development was reviewed by STAC. We oppose this plan for the reasons cited below.

- There are better uses for this area. It is in a floodplain or immediately next to a floodplain. Hurricane Sandy conclusively demonstrated that parking government vehicles in flood-vulnerable areas is a bad idea. ELSA vehicles can be parked nearby on higher elevation asphalted areas in the Whitehead Road area, or other government-owned property.
- Flooding is already a problem in this area of LT, and southward into Trenton. The examination of air photos and building plans suggests that the % of impermeable surface – including tanks, roof and parking asphalt – is already very high, and if possible needs to be reduced, not increased.
- The rampage of high density building proposals targeting Lawrence Township suggests that any available ELSA land in this location should be reserved for handling the anticipated new and increased sewage flows.
- Trees that might be appropriate as a temporary tree cover for this area could include red maples or pussy willows.
- Planting additional trees would keep this land available for essential ELSA functions, while providing an environmental benefit.

-- Respectfully submitted, David Bosted, STAC Chair

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

Date: December 24, 2024

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

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 checked="" type="checkbox"/>	Other: <u>SP-6/24</u>

PROJECT NAME: Proposed ELSA Vehicle Storage Building - Informal Minor Site Plan Appln

LOCATION: 600 Whitehead Rd., Lawrence Twp., NJ 08648

BLOCK: 1202 LOT # 2 PR# NA

OWNER: Ewing Lawrence Sewerage Authority Phone: 609-587-9595

ENGINEER/ARCHITECT: Remington & Vernick Engineers Dennis Yoder, PE

ADDRESS: 2059 Springdale Rd.
Cherry Hill, NJ 08003 PHONE: 609-680-5835

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

Minor Site Plan Proposal to construct a 7 bay ±9425 sq. ft. vehicle storage garage to be served by municipal water, gas and ELSA sewerage. One bathroom is proposed. Building to be constructed in a Flood Hazard Area. Flood venting is included in the design. NJDEP issued a Flood Hazard Area individual Permit & FHA Verification on Dec. 12, 2024. The established FHA is 52.2' NAVD1988.



REHS



Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT

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

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

Application No(s):	SP-6/24
Application Name:	ELSA Vehicle Storage Building
Street Address:	600 Whitehead Road
Tax Map Page(s):	12
Block:	1202
Lot(s):	2

Thank you for your anticipated assistance and response.

JRT
g:\engineering\tax request.doc

*This account is exempt from
taxes and there is no
sense.*

[Signature]
Tax Collector

LAWRENCE TOWNSHIP TAX COLLECTOR
PO BOX 6006
2207 LAWRENCE ROAD
LAWRENCE TWP NJ 08648
609-844-7041

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*This amount is correct
as of June 30, 1998*

James

LAWRENCE TOWNSHIP TAX COLLECTOR
PO BOX 8008
2307 LAWRENCE ROAD
LAWRENCE TWP NJ 08618
609-844-1041

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
James DeForte, Construction Official
Edward Tencza, Public Safety Coordinating Committee
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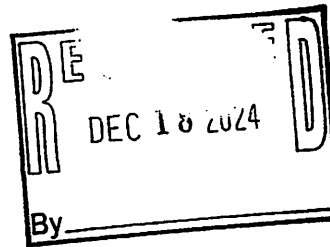
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JRT
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Attachments



No Comments

Public Safety 1/16/2025