
Thomas M. Letizia
thomas.letizia@troutman.com
609.951.4136

January 22, 2025

VIA HAND DELIVERY

Mr. James F. Parvesse, PE
Secretary to the Lawrence Township Planning Board
Township of Lawrence
PO Box 6006
2207 Lawrenceville Road
Lawrenceville, New Jersey 08648

**RE: SP – 1/25
Application of The Trustees of the Lawrenceville School
Amended Preliminary and Final Major Site Plan Approval
With Sign Variances for Gaw Entrance
Premises: Block 5801, Lot 1.02; EGI Zone
Township of Lawrence
Prior Application Number SP-1/19**

Dear Mr. Parvesse:

Please find enclosed, in response to your January 17 letter, twenty-three (23) sets of the following materials related to the above-reference application:

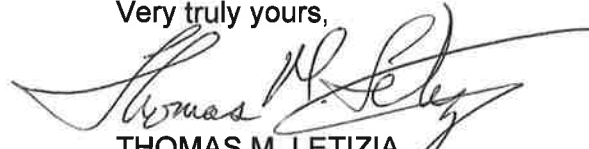
1. Completed Application Forms;
2. Project Narrative and list of Variances;
3. List of Requested Submission Waivers; and
4. Site Plans entitled "The Lawrenceville School Amended Preliminary & Final Site Plan Gaw Entrance Gate with Sign Variance" prepared by The Reynolds Group, Inc., dated November 27, 2024.

We hereby confirm that the escrow funds remaining from application SP-1/19 may be used for the purposes of reviewing this amended site plan application.

Please advise us of when this application will be scheduled for Planning Board review.

If you have any questions or require additional information, please do not hesitate to contact this office. Thank you for your assistance with this matter.

Very truly yours,



THOMAS M. LETIZIA

TML/sf
Enclosures

cc: The Lawrenceville School (letter only /via email)
The Reynolds Group, Inc (letter only /via email)

Township of Lawrence
Mercer County NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: The Trustees of the Lawrenceville School

Block No. 5801 Lot No(s) 1.02

- | | | |
|-------------------------------------|--|-----------------------|
| | Required for all applications: | Complete form: |
| <input checked="" type="checkbox"/> | General Information | Form G-1 |
| <input checked="" type="checkbox"/> | Certifications | Form C-1 |
| <input checked="" type="checkbox"/> | Taxpayer Identification number & certification | IRS form W-9 |
| | Type of approval sought (check all as appropriate): | |
| <input type="checkbox"/> | Appeal from decision of Administrative Officer | Form A-1 |
| <input type="checkbox"/> | Bulk Variance (parcel) | Form B-1 |
| <input checked="" type="checkbox"/> | Bulk Variance (signage) | Form B-2 |
| <input type="checkbox"/> | Bulk Variance (homeowner) | Form B-3 |
| <input checked="" type="checkbox"/> | Contribution Disclosure Statement | Form DS-1 |
| <input type="checkbox"/> | Conditional Use | N/A |
| <input type="checkbox"/> | Informal | N/A |
| <input type="checkbox"/> | Interpretation | N/A |
| <input type="checkbox"/> | Lot Consolidation | N/A |
| <input type="checkbox"/> | Site Plan, Informal | N/A |
| <input type="checkbox"/> | Site Plan, Waiver | N/A |
| <input type="checkbox"/> | Site Plan, Minor | N/A |
| <input checked="" type="checkbox"/> | Site Plan, Preliminary Major (Amended) | N/A |
| <input checked="" type="checkbox"/> | Site Plan, Final Major (Amended) | N/A |
| <input type="checkbox"/> | Subdivision, Minor | N/A |
| <input type="checkbox"/> | Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> | Subdivision, Final Major | N/A |
| <input type="checkbox"/> | Use Variance | Form U-1 |
| <input type="checkbox"/> | Other (specify) | N/A |

List all accompanying material:

Description

Number Submitted

<u>Site Plans prepared by The Reynolds Group Inc.</u>	
<u> </u>	
<u> </u>	
<u> </u>	

List name & address of all expert witnesses expected to testify:

<u>Mitchel Ardman, PE, PP - The Reynolds Group 575 Route 28, Suite 110, Raritan, NJ 08869</u>
<u> </u>
<u> </u>
<u> </u>

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name	<u>The Trustees of the Lawrenceville School</u>	Phone	<u>609-895-2044</u>
Address	<u>PO Box 6126</u>	Fax	<u></u>
	<u>Lawrenceville, NJ 08648</u>	Email	<u>pdevine@lawrenceville.org</u>

2. Owner of land (as shown on current tax records):

Name	<u>same as applicant</u>	Phone	<u></u>
Address	<u></u>	Fax	<u></u>
	<u></u>	Email	<u></u>

3. Attorney (where applicable):

Name	<u>Troutman Pepper Locke - Thomas M. Letizia, Esq.</u>	Phone	<u>609-951-4136</u>
Address	<u>301 Carnegie Center, Suite 400</u>	Fax	<u>609-452-1147</u>
	<u>Princeton, NJ 08540</u>	Email	<u>thomas.letizia@troutman.com</u>

4. Engineer (where applicable):

Name	<u>Mitchel Ardman</u>	Phone	<u>908-722-1500</u>
Address	<u>The Reynolds Group Inc</u>	Fax	<u>908-722-7035</u>
	<u>575 Route 28, Suite 110</u>	Email	<u>mardman@reynoldsgpr.com</u>
	<u>Raritan, NJ 08869</u>		

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

The Applicant is a non-profit corporation. There are no owners of 10% or more of stock.

6. Location of Land:

Lot No(s)	<u>1.02</u>	Block(s)	<u>5801</u>	Tax Map Pg(s)	<u>58.03</u>
Street(s)	<u>Main Street (Rt 206).</u>				

7. Zoning designation of parcel (see Zoning Map):

EI1

8. Name of proposed development:


Amended Site Plan for Gaw Entrance Gate

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Certifications

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature 
By: Pete Devine, COO
(Print or type name)

Date 1-9-2025

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

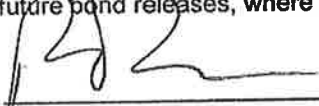
Owner's signature _____

(Print or type name)

Date _____

Acceptance of reasonable review & inspection costs:

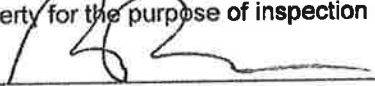
I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature 
By: Pete Devine, COO
(Print or type name)

Date 1-9-2025

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature 
By: Pete Devine, COO
(Print or type name)

Date 1-9-2025

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Bulk Variance (Signage)

Existing and proposed signage requirements as compared to the zoning ordinance requirements:


	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number	1	0	2	1
Area	22 SF	NA SF	32 SF	10 SF
Setback	30 FT	NA FT	3 FT	27 FT
Height	6 FT	NA FT	6 FT	NA FT
Facade Sign				
Number				
Area	SF	SF	SF	SF

Mark any pre-existing variance with an “*”.

AFFIDAVIT OF OWNERSHIP

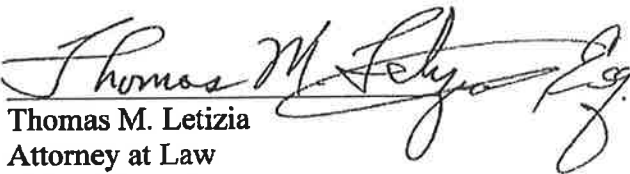
STATE OF NEW JERSEY)
 SS)
COUNTY OF MERCER)

Pete Devine, of full age, being duly sworn according to law on oath deposes and says that he is the Chief Operating Officer for the Lawrenceville School and that the Trustees of Lawrenceville School own in fee the certain lot, piece or parcel of land situated, lying and being in the Township of Lawrence, New Jersey and known and designated as Block 5801, Lot 1.02.



Pete Devine

Sworn and subscribed
before me this 9th day
of January 2025.



Thomas M. Letizia
Attorney at Law
State of New Jersey

**THE LAWRENCEVILLE SCHOOL
AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION**

PROJECT NARRATIVE AND LIST OF VARIANCES

This application proposes minor changes to the 2019 site plan approval of the School which included a realignment of its Route 206 north campus entry driveway to align it with Manning Lane creating a formalized entry point for the entire campus at this location.

The School now requests approval to install curved masonry walls on either side of this driveway with signage identifying "The Lawrenceville School" on each of the two walls.

The signage requires the following "c" variances from provisions of the Township Land Use Ordinance (LUO) pursuant to N.J.S.A. 40:55D-70c:

1. Number of Signs

Section 535.AA.2 of the LUO allows a maximum of one free-standing sign for properties in the EGI zone. This application proposes two free-standing signs and requires relief from the one sign limitation. There are currently no free-standing signs on the School campus.

2. Sign Area

Section 535.R.2 of the LUO allows a maximum sign area of 22 square feet (20 square feet plus 10% bonus because the signage consists of individual letters and symbols) for free-standing signs based on two travel lanes and a posted speed limit of 40 MPH for the adjoining road. This application proposes two signs of 32 square feet each which are in scale with the proposed masonry wall and appropriate to identify a formal entry to the large campus.

3. Letter Height

Section 535-R.1 of the LUO allows a maximum letter height of 8 inches based on the number of travel lanes and posted speed limit. This application requests a variance to allow a letter height of 11 inches to be in scale with the wall and the campus.

4. Setback

Sec 535.AA.3 of the LUO requires a minimum setback of 30 feet for free-standing signs in EGI zone. This application requires a variance to allow the signs to be on the masonry walls starting 3 feet from the 206 right-of way.

**LAWRENCEVILLE SCHOOL GAW ENTRANCE GATE
AMENDED SITE PLAN APPLICATION
SUBMISSION WAIVERS REQUESTED**

Checklist Item 3

No protective covenants/deed restrictions proposed.

Checklist Item 12

Waiver requested for Map Filing Law Certification Block because this plan will not be recorded.

Checklist Item 13

Waiver requested from the requirement to show monuments as this amendment will not change any property boundaries and monuments were previously identified.

Checklist Item 18

Waiver requested from the requirement to provide bearings and dimensions for the outer boundary of the lots because this information was previously provided and is not changing with the current application.

Checklist Item 25

Waiver requested from the requirement to provide copies of existing and proposed deed restrictions or covenants because the project area does not impact any existing easements and no restrictions or covenants are proposed.

Checklist Item 26

Waiver requested from the requirement to provide copies of existing or proposed land reservations or public dedications as there are none in the project area and none proposed on the site.

Checklist Item 28

Waiver requested from the requirement to provide a list of regulatory approvals or permits because no additional approvals are required.

Checklist Item 33

Waiver requested from the requirement to survey all streets, watercourses, floodplains, wooded areas, wetlands, and environmentally sensitive areas on and within 100 feet of the site because the project impacts only a small area of a very large campus. Such features within and around the project area are indicated to the extent same exist.

Checklist Item 35

Waiver requested from the requirement to provide a wetlands map and report because the project is not near wetlands and the project is in an already developed area of the campus.

Checklist Item 39

Waiver from the requirement to provide information about the existing drainage system for the subject site and the basin for which it is part because this application is not proposing any impervious coverage or changes to existing drainage or systems.

Checklist Item 40

Waiver from the requirement to provide a drainage area map because there will be no impact on drainage.

Checklist Item 41

Waiver from the requirement to provide drainage calculation because no new drainage features are proposed.

Checklist Item 42

Waiver from the requirement to provide stormwater management plan and profiles because no new stormwater management features are proposed.

Checklist Item 44

Waiver requested from the requirement to provide the utility providers as there are no changes to utilities serving the site.

Checklist Item 47

Waiver from the requirement to provide road profiles because no road changes are proposed.

Checklist Item 50

Waiver from the requirement to provide a lighting plan and details. The existing lamp posts will be converted to low level sign uprights. Details will be provided to construction department as required for building permits.

Checklist Item 52

Waiver requested from the requirement to provide a Solid Waste Management Plan as the School's existing plan which manages wastes and recyclables on its campus will continue.

Checklist Item 53

Waiver from the requirement to provide elevations and details for site identification, traffic control and directional signs. No changes are proposed.

Checklist Item 54

Waiver requested from the requirement to provide sight triangles because no new roads or driveways are proposed.

Checklist Items 55 and 56

Waiver requested from the requirement to provide vehicular and pedestrian circulation patterns and parking plans as these are no changing from existing patterns.

Checklist Item 59

Waiver from the requirement to provide an Environmental Impact Statement since the proposed amendment will have no environmental impacts.

Checklist Item 61

Waiver from the requirement to provide a Circulation Impact Statement as the proposal relates to an existing driveway serving the same population in the same location resulting in no changes to circulation. No new circulation patterns are proposed.