

Applicant: The Trustees of the Lawrenceville School

Appl. No.: SP-1/25

## REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	<u>2/5/25</u>	<u>2/6/25</u>			
b. Professional Planner	<u>2/5/25</u>	<u>4/14/25</u>			
c. <del>Traffic Consultant</del>					
d. Construction Official	<u>2/5/25</u>	<u>2/10/25</u>			
e. Shade Tree Advisory Comm.	<u>2/5/25</u>				
f. Health Officer	<u>2/5/25</u>	<u>2/5/25</u>			
g. Tax Collector	<u>2/4/25</u>	<u>2/5/25</u>			
h. Public Safety	<u>2/5/25</u>	<u>4/9/25</u>			
i. Environ. Res. Committee					
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: Amended Preliminary & Final Major Site Plan w/ Sign Variance Application No. SP- 1/25  
**The Trustees of the Lawrenceville School**, 2500 Main Street  
Tax Map Page 58.03, Block 5801, Lot 1.02

DATE: February 6, 2025

**General:**

The Lawrenceville School has requested amended preliminary/final approval for installation of signage at the new campus access (Gaw Entrance Gate) opposite Manning Lane. The plan includes curved masonry walls on both sides of the driveway with signage on each wall. The school does not currently have freestanding signage at any access driveways.

Landscaping and lighting will also be installed. We will defer to the Planning Consultant for review of the requested variances.

**Detailed Report:**

1. The applicant's engineer shall verify the walls are not within required sight triangles.
2. Details of the proposed sign lighting shall be provided.
3. Additional bonding is not required. Adequate funds remain posted with the Township.
4. A soil disturbance permit is not required. All disturbed areas shall be properly restored prior to issuance of final approval.

JFP/jrl

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**Documents Reviewed:**


- Application No. SP-1/25 and Supporting Documents
- Site Plans, dated November 27, 2024



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@kylemcmanus.com

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**To:** Lawrence Township Planning Board

**From:** Elizabeth McManus, PP, AICP, LEED AP 

**Re:** **The Lawrenceville School**  
**Amended Preliminary & Final Major Site Plan**  
Block 5801 Lot 1.02  
2500 Main St, Lawrenceville, NJ 08648  
EGI Districts  
Application SP-1/25

**Date:** April 14, 2025

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**1.0 Introduction & Project Overview**

- 1.1** The Lawrenceville is requesting amended preliminary and final major site plan approval to construct a new entrance at the Route 206 entrance across from Manning Lane. The entrance is proposed to be two brick walls, one on each side of the entrance, with the name and logo of the school. The walls are curved and have a length of 30 feet and a maximum height of 6 feet (the height varies). The sum area of the two signs proposed for each wall is 32 s.f. Also proposed is removal of the existing light fixtures in this area, installation of "up lighting" for each sign area, and installation of trees and shrubs to the rear of the walls (plantings will be visible on the approach to the entrance and will extend above the walls). The application is an amendment of a 2019 approval which altered this existing entrance.
- 1.2** Lot 1.02 is occupied by the Lawrenceville School and associated improvements, which include academic buildings such as classroom buildings, dormitories, a dining hall, recreation buildings, and sports fields. The site is within the Lawrence Township Historic District.



**2.0 Site & Surrounding Area**

- 2.1** The subject property is located in Lawrenceville, on Main Street (Route 206), a significant corridor in the Township. The portion of the corridor known as Main Street, is the Township’s historic commercial core, with a mix of uses including commercial, residential, and educational uses. The built environment in this area is historic, walkable, and varies from the typical suburban built fabric found in the majority of the Township. There appears to be 4 access points from Main Street to the school campus, the proposed improvements are on the northern most drive to the campus.
- 2.2** The total area of the property is over 600-acres, and it is in the EGI District. The site is occupied by the Lawrenceville school a preparatory school for boarding and day students, which dates back over 200 years.
- 2.3** A sidewalk exists along campus frontage to the south, but not to the north.
- 2.4** Residential uses in the R-2B District exist to the west of the site along Route 206 and within Lawrenceville. Southwest of the site are commercial uses along Route 206 in the NC-1 District
- 2.5** North of the site is the campus golf course.
- 2.6** South of the site is the Lawrenceville Presbyterian Church and further south of the site is the developed portion of the campus.

**3.0 Zoning Analysis**

- 3.1** The subject site is located within the EGI (Educational, Government & Institution), District. The EGI District is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality. The existing Lawrenceville School is permitted in the EGI District. Additionally, the site is with the Main Street Historic District.
- 3.2** The Applicant does not require any new bulk variance relief from the EGI District standards. Please see the attached “c” variance criteria. One existing nonconforming condition, which was previously approved is reflected in the table below. Please see the following table for additional detail.

§426 EGI District Standards				
	Required	Existing/Approved	Proposed	Variance?
Min. Lot Area	5-acres	607.71	No Change	No
Min. Lot Frontage (Lawrenceville Rd)	300 feet	6580 feet	No Change	No
Min. Lot Width	300 feet	7250 feet	No Change	No
Min. Lot Depth	600 feet	3500 feet	No Change	No



§426 EGI District Standards				
	Required	Existing/Approved	Proposed	Variance?
<b>Min. Front Yard (Wayside House)</b>	<b>100 feet</b>	<b>11.3 feet</b>	<b>No Change</b>	<b>*Yes</b>
Min Front Yard (Lavino Field House)	100 feet	1550 feet	1418 feet	No
Min. Rear Yard	100 feet	N/A	N/A	No
Min. Side Yard (Wayside House)	100 feet	109.8 feet	No Change	No
Min. Side Yard (Lavino Field House)	100 feet	1265 feet	1275 feet	No
Min. Setback for Accessory Uses	75 feet	> 75 feet	> 75 feet	No
Max. Impervious Surface Ratio	.6	.081	No change	No
Max. Floor Area Ratio	.2	.047	No Change	-
Building Height of buildings within 500 feet of tract perimeter	50 feet	< 50 feet	No Change	No
Building Height of buildings in excess of 500 feet of tract perimeter	80 feet	33 feet	No Change	No

\*Indicates Existing Non-Conformity

- 3.3 The Applicant requires an exception from the Township's freestanding sign regulations for the proposed setback and area. The sign is subject the standards in Section 535.T, Historic District Signs, given the property's location in the Historic District.

§535 Sign Standards, Historic District			
	Required	Proposed	Exception?
Required Setback from Sidewalk	5'	5'+/-	No
<b>Required Setback if No Sidewalk</b>	<b>10'</b>	<b>3'</b>	<b>Yes</b>
Min. Distance to adjacent commercial sign	100'	100+'	No
<b>Max. Sign Area</b>	<b>13.2 s.f.*</b>	<b>32 s.f.</b>	<b>Yes</b>



§535 Sign Standards, Historic District			
	Required	Proposed	Exception?
Min. Letter Height	8"	11"	No
Max. Sign height	6'	6'	no

\* Sign area is calculated based on standards for signs in historic districts, §535.T, as well as the 10% bonus for signs with individual letters, §535 Sign.R.2.

#### 4.0 Plan Comments

- 4.1 The applicant should confirm the setback from the sidewalk. The 5+/- feet is an approximate setback.
- 4.2 The sign ordinance strongly encourages signs to include symbols, images, and other graphic objects to convey the type of establishment using the sign. The applicant is proposing the school logo, as well as the school's name.
- 4.3 The applicant should provide details of the proposed lighting to confirm that it will not produce glare for motorists on Route 206, light will not spill from the sign area, and that the color temperature is not more than 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 EGI District is relevant to the development proposal:  
*"The Education, Government and Institutions (EGI) district is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality."*
- 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 SP- 1/25 and supporting materials

**6.2** *Amended Preliminary and Final Site Plans*, consisting of 4 sheets, prepared by The Reynolds Group Inc dated November 27, 2024.

**7.0 Applicant Team**


**7.1** Applicant: The trustees of the Lawrenceville School PO Box 6126 Lawrenceville NJ 08648 609-895-2044 pdevine@lawrenceville.org

**7.2** Attorney: Troutman Pepper – Thomas M. Letizia Esq. 301 Carnegie Center Suite 400 Princeton NJ 08540 609-951-4136 thomas.letizia@troutman.com

**7.3** Engineer: Michael Ardman The Reynolds Group Inc 575 Route 28, Suite 110 Raritan NJ 08869 908-722-1500 mardman@reynoldsgroup.com

**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: Preliminary & Final Major Site Plan w/ Sign Variance Application No. SP- 1/25  
**The Trustees of the Lawrenceville School**, 2500 Main Street  
Tax Map Page 58.03, Block 5801, Lot 1.02

DATE: February 4, 2025

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

- Application No. SP-1/25 and Supporting Documents
- Site Plans, dated November 27, 2024

This application is scheduled for review by the Planning Board at the meeting to be held Monday, April 21, 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than April 11, 2025**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRL

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Attachments

02/06/2025 NO FIRE COMMENTS SM  
2-7-25 No Building comments AAL  
02/07/2025 NO ELECTRIC COMMENTS, SM  
2/10/25 NO PUBG COMMENTS JO

RECEIVED

FEB - 6 2025

LAWRENCE TOWNSHIP  
CONSTRUCTION DEPARTMENT



# LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: February 5, 2025

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: Lawrenceville School Gaw Entrance Gate with Signage Variance

LOCATION: Main St (US Route 206) Lawrenceville

BLOCK: 5801 LOT # 1.02 PR# SP 1/25

OWNER: Trustees of the Lawrenceville School Phone: 609-895-2044

ENGINEER/ARCHITECT: The Reynolds Group

ADDRESS: 575 Route 28, Suite 110

Raritan, NJ 08869

PHONE: 908-722-1500

☐ APPROVAL

☐ DISAPPROVAL

☒ APPROVAL WITH CONDITIONS

COMMENTS: For Reynolds Group plans dated 11/27/2024:

No sanitary facilities proposed.


No water service proposed.

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 Lech, Account Clerk  
SUBJECT: Verification of Current Tax and Sewer Payment Status  
DATE: February 4, 2025

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

Application No(s):	SP-1/25
Application Name:	<b>The Trustees of the Lawrenceville School</b>
Street Address:	Main Street (Route 206)
Tax Map Page(s):	58.03
Block:	5801
Lot(s):	1.02

Thank you for your anticipated assistance and response.

JRL  
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**TOWNSHIP OF LAWRENCE**  
**Division of Planning and Redevelopment**

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

