

April 24, 2024

RAM-2201

COMMUNITY IMPACT STATEMENT

PREPARED ACCORDING TO
TOWNSHIP OF LAWRENCE
LAND USE REGULATIONS

COMMUNITY IMPACT STATEMENT

DOCUMENT FOR
LAWRENCEVILLE DEVELOPMENT GROUP, LLC.

BLOCK 3801, LOTS 2 & 3
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

PREPARED ON BEHALF OF:
REYNOLDS ASSET MANAGEMENT

PREPARED BY:
MidAtlantic Engineering Partners



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1.0 COMMUNITY DESCRIPTION

What is now Lawrence Township was originally formed as Maidenhead Township in 1697 and incorporated into the state of New Jersey in 1798. In 1816, the municipality was renamed Lawrence Township in honor of Captain James Lawrence – one of the naval heroes in the War of 1812.¹ Located in Mercer County, New Jersey, the 2020 census listed the township’s population as 33,077 residents.² The total area of the township is approximately 22 square miles.



Lawrence Township sits at a central hub, boasting convenient access to major highways like Interstate 295, US Routes 1, and 206. Traveling to New York City takes slightly over an hour, Philadelphia less than an hour, and reaching the Jersey Shore is achievable within an hour's drive.

The best-known township landmarks include Lawrenceville School, Rider University, and Quaker Bridge Mall. The establishment of the Lawrenceville School in 1810 makes it among the nation’s oldest preparatory boarding schools. Rider University was founded in 1865 and granted university status in 1994, the main campus serves 3,168 Undergraduate students and 886 Graduate Students.³ Quaker bridge mall was opened in 1975 and serves as one of the largest shopping malls in New Jersey.⁴



2.0 IMPACTS OF DEVELOPMENT

A. INTRODUCTION

The purpose of this statement is to analyze the proposed development and its expected impact upon existing facilities and services in the Township. The information provided in this statement was used as a basis of design for the proposed development.

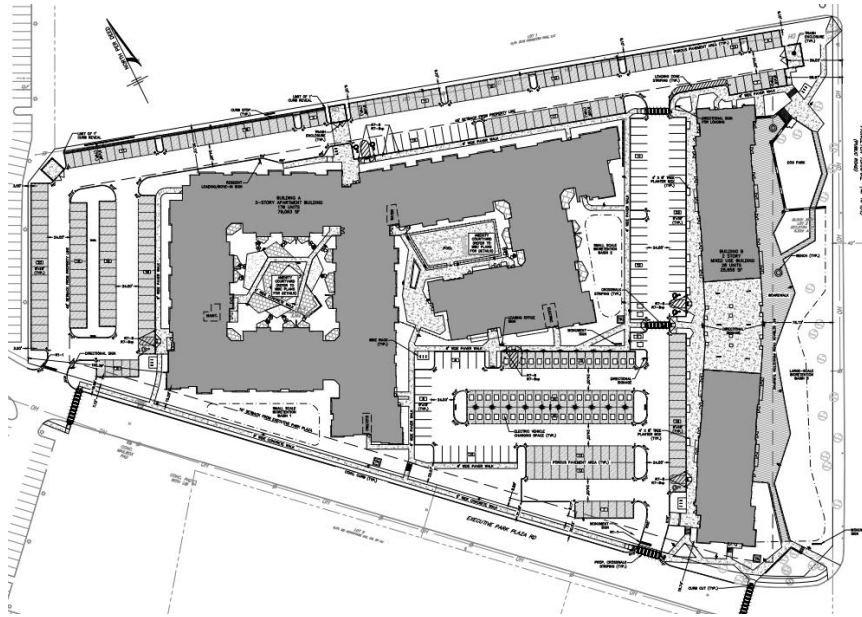
This document has been prepared in accordance with the Lawrenceville Township Land Use Ordinance Section §813 for the purpose of seeking Preliminary and Final Site Plan approvals from the Township’s Planning Board. Subsequent approvals will be required from various other agencies,

including: Somerset-Union Soil Conservation District; Somerset County Planning Board and NJDEP Division of Land Use Regulation, among others.

The site is located within an approved redevelopment area and the project design of apartments and commercial retail space, site layout of parking and building size/height has been designed in accordance with the locally approved redevelopment plan.

B. PROJECT SUMMARY DESCRIPTION

The 8.57 acres parcel is to be developed as a residential apartment with a mix-use commercial community, with one three-story building apartment building and one two-story mixed use commercial retail and apartment building; containing 204 residential units. The property is in a redevelopment area but is surrounded by commercial properties. The intended use is compatible with the surrounding community and at a scale where impact to the surrounding community and Township overall is expected to be minimal.



There will also be recreational oriented outdoor amenities including perimeter walkways, dog park,, shared residential courtyard community space and commercial promenade area.. Other project elements include landscaping, on-site stormwater management facilities, internal roadways, sidewalks, and associated parking lots.

C. POPULATION IMPACT

The Built Environment

The scenic and aesthetic impact is a significant factor in how residents and visitors perceive the built environment; however, these impacts can be difficult to quantitatively measure or score. The surrounding development along Princeton Pike is not identified within zoning or any relevant mapping as a scenic corridor and there are no identifying scenic elements where views should be preserved.

The proposed use will essentially be in keeping with the mixed-use character of the Township and surrounding environment. While the proposed apartments have an impact on the potential total population base in the Township, it would be estimated to be a demographic mix of singles, young couples and families.

The present population in Lawrence Township according to the 2020 Census is 33,077. Of whom, 18.1% are over 65 years of age and 18.2% are under the age of 18. This population is comprised of 12,519 households.

This report is not intended to provide the exact number of people that will move into this new residential development. Instead, it presents averages, based on an analysis of American Community Survey (ACS) Public Use Microdata Sample (PUMS) records, as performed by the Econsult Solutions, Inc.’s Community Data Analytics team. The use of this information develops a likely range of the number of people and school-age children generated by specific types of new residential development in New Jersey.

These projections utilize residential demographic multipliers according to: housing type (e.g. multi-family), housing size (measured in bedrooms), housing value (overall averages used herein), and housing tenure. Results are defined as **Household Size (HS)** – the total number of persons in a household and **School-Age Children (SAC)** – household members of elementary and secondary school (kindergarten through 12th grade) age.

Generalized overall projection can follow the below table:

Mover Sample Multipliers: New Jersey

Housing Configurations	School-Age Children			Total Persons		
	Per Household Estimates	90 Percent Confidence Interval		Per Household Estimates	90 Percent Confidence Interval	
		Lower	Upper		Lower	Upper
All Housing Types						
Own or Rent						
All Sizes	0.472	0.464	0.479	2.593	2.580	2.606
1 Bedroom or Studio	0.102	0.094	0.110	1.610	1.594	1.626
2 Bedroom	0.390	0.380	0.400	2.444	2.426	2.462
3 Bedroom	0.710	0.693	0.727	3.216	3.192	3.240
4 Bedroom	0.921	0.888	0.953	3.686	3.643	3.729
Own Only						
1 Bedroom or Studio	0.039	0.024	0.054	1.408	1.366	1.450
2 Bedroom	0.144	0.128	0.159	1.997	1.966	2.027
3 Bedroom	0.439	0.421	0.456	2.824	2.798	2.850
Rent Only						
1 Bedroom or Studio	0.106	0.098	0.114	1.622	1.606	1.639
2 Bedroom	0.467	0.453	0.481	2.584	2.560	2.607
3 Bedroom	0.969	0.942	0.995	3.591	3.551	3.631
Single-Family Units						
All Single-Family, Own or Rent						
All Sizes	0.635	0.622	0.648	3.054	3.034	3.074
3 Bedroom	0.620	0.600	0.639	3.061	3.035	3.087
4 Bedroom	0.890	0.858	0.922	3.623	3.579	3.667
Detached, Own or Rent						
All Sizes	0.658	0.643	0.673	3.134	3.111	3.157
Attached, Own or Rent						
All Sizes	0.562	0.535	0.589	2.797	2.756	2.839
Multi-Family Units						
All Multi-Family, Own or Rent						
All Sizes	0.356	0.346	0.366	2.267	2.250	2.283
2 Bedroom	0.439	0.423	0.454	2.534	2.508	2.559
2-4 Unit Structure, Own or Rent						
All Sizes	0.519	0.500	0.538	2.667	2.638	2.696
5+ Unit Structure, Own or Rent						
All Sizes	0.244	0.233	0.254	1.992	1.974	2.010

Multiplier estimates pertain to a mover sample, i.e. units that householders moved into the unit between 2008 and 2015. If the value of the lower limit is negative, zero is reported.

Table Mover Sample Multipliers: New Jersey
 Econsult Solutions *Who Moves into New Jersey Housing 2015 Residential Demographic Multipliers*

Thus, for the proposed community, one can extrapolate the population generation from 204 new apartments. The proposed apartments will contain 93 one-bedroom apartments and 104 two-bedroom apartments and 7 three-bedroom. It should be noted that the projections assume two-bedroom and larger apartments as producing similar populations.

Population Generation Projections:

<i>Housing Type</i>	<i>Housing Size (Bedrooms)</i>	<i>Household Size (HS)</i>	<i>School-Age Children (SAC)</i>
Multifamily (5+ Unit Structures)	All Sizes	1.992	0.244

<u>Housing Units</u>	<u>Household Size (HS)</u>	<u>School-Age Children (SAC)</u>
407 BR	+ 406.4	+ 49.8

The estimated projection for population growth envisioned would be 407 people, which would equate to a 1.2% increase in the Township’s population from the 2020 census count of 33,077 residents. The housing stock will increase by 1.6% with the addition of 204 units to the 2020 census count of 12,519 households. The foreseeable impact on the Township population is minimal.

D. SCHOOL IMPACT

The Lawrence Township Public School System operates seven (7) separate campuses. Benjamin Franklin Elementary is the closest school to this site and is grades pre-K-3. Students from this site would then continue on to 4th- 6th grades at Eggerts Crossings Road, Lawrence Intermediate School. for 7th and 8th grades they would attend Lawrence Middle school then Lawrence High School for grades 9th – 12th.

The estimated projection for school-age children population growth envisioned would be 50 individuals, which would equate to a 0.24% increase in the Township’s population from the 2020 census count of approximately 8,070 residents under the age of 18 (24.4% of 33,077 total residents). The increase in anticipated student population should not affect the Township’s existing public school facilities which should readily absorb the expected student population without requiring any building additions or increase to teaching staff. The foreseeable impact on the school population is in keeping with the general trend in the township’s population growth.

A copy of this report has been submitted to the Board of Education for review and written comments were requested within fourteen (14) business days. A copy of the notice and proof of delivery are included in Appendix B.

E. COMMUNITY FACILITIES IMPACT

This community is primarily established as a private, owner managed rental facility, with costs absorbed by the owner. Trash removal will be by private hauler or some fee paid system. Utility

costs will be fee based. Snow removal and general maintenance and repair of site facilities will all be born by the property owner.

All new housing also puts a burden on services such as police, fire departments, and rescue squads (first responders).

F. SERVICES IMPACT

This community is primarily established as a private, owner-managed rental facility, with costs absorbed by the owner. Trash removal will be by private hauler or some fee paid system. Utility costs will be fee based. Snow removal and general maintenance and repair of site facilities will all be born by the property owner.

That being said, all new housing also puts a burden on services such as police, fire departments, and rescue squads (first responders).

G. FINANCIAL IMPACT

The township benefits from an increased tax base but is impacted by the increased costs of development. The complete benefit to the township from increased business activities and added consumers is not easily projected but certainly exceeds just the realized tax base. The certain cost driver for any new development is a factor of the number of school age children, which have been projected, but this is only an approximation. Based on the current enrollment within the overall school system and the overall 2023-2024 estimated budget, this can be broken down as approximately \$22,088 per student, however this does not translate into an increased expense of same for each new student.⁷ In fact, with the addition of 10 or 20 students throughout the entire school system of 3,037 students likely does not change the budget.⁸

In fact, with the components of the project being mixed use, it is anticipated that the commercial revenue will offset the residential impact on the local facilities.

2.0 LIST OF PREPARERS

This document has been prepared by Louis L. Zuegner IV. Mr. Zuegner is founding partner and principal with MidAtlantic Engineering Partners, LLC. He is a licensed Professional Planner and Professional Engineer with over twenty years of experience in the field of land use permitting and site assessment.

3.0 REFERENCES

1. Wikipedia, *en.wikipedia.org/wiki/Lawrence_Township,Mercer_County,New_Jersey*
2. United States Census Bureau, *2020 Decennial Census – Profile of General Population*
3. Rider University, *www.rider.edu/about/why-choose -rider/facts-figures*
4. Wikipedia, *en.wikipedia.org/wiki/Quaker_Bridge_Mall*
5. Lawrence Township Land Use Ordinances, *Section 813, entitled “Community Impact Statement”*

6. Econsult Solutions, Inc., *Who Moves into New Jersey Housing? 2015 Residential Demographic Multipliers – November 2017*
7. Overview of Lawrence Township Public Schools www.usnews.com/education/k12/new-jersey/districts/lawrence-township-public-school-district-103541
8. Lawrence Township Public Schools , www.ltps.org/site/Default.aspx?PageID=1274