

Applicant: Max Avenues Fund, LP

Appl. No.: SP-4/24

REFERRALS

	<u>Date</u>	<u>Comments</u>	<u>Date</u>	<u>Comments</u>	<u>Additional</u>
	<u>Referred</u>	<u>Dated</u>	<u>Referred</u>	<u>Dated</u>	<u>Reports</u>
a. Municipal Engineer	<u>10/7/24</u>	<u>11/20/24</u>	<u> </u>	<u> </u>	<u> </u>
b. Professional Planner	<u>10/7/24</u>	<u>11/21/24</u>	<u> </u>	<u> </u>	<u> </u>
c. Traffic Consultant	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
d. Construction Official	<u>10/7/24</u>	<u>10/9/24</u>	<u> </u>	<u> </u>	<u> </u>
e. Shade Tree Advisory Comm.	<u>10/7/24</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
f. Health Officer	<u>10/7/24</u>	<u>10/10/24</u>	<u> </u>	<u> </u>	<u> </u>
g. Tax Collector	<u>10/7/24</u>	<u>10/7/24</u>	<u> </u>	<u> </u>	<u> </u>
h. Public Safety	<u>10/7/24</u>	<u>11/19/24</u>	<u> </u>	<u> </u>	<u> </u>
i. Environ. Res. Committee	<u>10/7/24</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
j. Mercer County Planning Bd.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
k. Ewing-Law. Sewer Auth.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
l. _____ Water Co.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
m. D & R Canal Commission	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
n. U.S. Post Office	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
o. NJDOT	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
p. PSE&G Co.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
q. Board of Education	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
r. Historic Preserv. Comm.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
s. NJDEPE/Wetlands	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
t. NJDEPE/Stream Encroach.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
u. _____	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
v. _____	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
w. _____	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
x. _____	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
y. _____	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
z. _____	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Township of Lawrence
ENGINEERING DEPARTMENT

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Preliminary & Final Major Site Plan w/ Minor Subdivision Application No. SP- 4/24
Max Avenues Fund, L.P., 62 Glenn Avenue
Tax Map Page 20:01, Block 2008, Lot 22

DATE: November 20, 2024

General:

The applicant has requested minor subdivision and site plan approval to create two new single-family building lots from property behind 62 Glenn Avenue. The existing dwelling and improvements will be retained and the paper street portion of Coolidge Avenue will be improved to provide access.

The public roadway extension will be constructed by the applicant and is proposed to be porous pavement with an underdrain. Additional information will be required to demonstrate compliance with stormwater regulations.

Detailed Report:

1.0 Site Layout

- 1.01 Two new building lots will be created with access and utilities extended from Coolidge Avenue. The applicant's engineer shall review in testimony how mail delivery, trash/recycling and emergency vehicles will enter and exit. If the residential driveways will be used for truck turning, local road pavement design is required. In addition, curb is required along both sides of road to protect the edge and pavement integrity.
- 1.02 The plans show patios to be installed at the rear of each new dwelling. The required 15' setback shall be labeled.
- 1.03 A conservation easement is required at the wetlands buffer limit. The easement shall be shown on the Minor Subdivision Plan with metes and bounds. Land Use Restrictions shall be noted on the plan and included in the new lot deed.
- 1.04 A road opening permit will be required to access utilities in Glenn Avenue. The applicant will be responsible for all necessary utility extensions. Bonding and inspection fees will be required for all public improvements.

2.00 Stormwater Management

- 2.01 On site soils testing is required and shall be witnessed per §522.E.4 for both the porous pavement and proposed drywells to verify proper separation from the seasonal-high water table elevation. If the design cannot be constructed as proposed due to groundwater or soils conditions, the applicant may be required to return to the Planning Board for approval of the amended plans. Post construction testing will also be required for the porous pavement.
- 2.02 The Stormwater analysis is required for both current and projected storm events per Ordinance 2470-24. The proper factors shall be applied as required for the adjustments to 2019 data and future data.
- 2.03 Time of concentration shall be calculated. A minimum value of 10 minutes must be verified.
- 2.04 The curve number for post development shall use the "lawn" condition.
- 2.05 The roof drainage designs must be shown on the plans with full construction information for all 3 lots.
- 2.06 The post development drainage area calculation must include the overland contribution to the porous

pavement area to confirm proper storage has been provided.

2.07 The Stormwater Management Report shall be updated to reflect compliance with Stormwater regulations for major projects. Further comments may be issued upon review of the above information.

3.00 Grading

3.01 Driveway grading information shall be provided. A minimum slope of 1.5% is required, with a maximum permitted slope of 4%.

3.02 Basement or slab construction shall be labeled.

3.03 Defined swales are required along the side property lines to prevent cross lot drainage. There shall be 6" drop in grade from the house.

3.04 The patio grading shall be revised to slope from the dwellings.

3.05 Grading information shall be provided for the new roadway connection the existing driveway on Lot 18 (114 Glenn Avenue)

4.00 Miscellaneous

4.01 Temporary chain link fence will be required at the conservation easement and tree protection areas during construction. The tree protection area shown in the front yard of Lot 12.02 does not appear feasible due to utility connections.

4.02 A street tree shall be provided for Lot 12.03.

4.03 The attached Minor Subdivision Plan notes shall be added to the plan.

4.04 Street addresses will be assigned by the Engineering Department and shall be included in the new lot deeds.

4.05 All details shall conform to Engineering Department standards. The trench repair detail and pavement specification for heavy duty asphalt shall be revised. Concrete curb and depressed concrete curb details shall be added.

4.06 Other permits/approvals:

- a. NJDEP Wetlands
- b. Mercer County Planning Board
- c. Delaware and Raritan Canal Commission (or letter of no interest)
- d. Ewing Lawrence Sewerage Authority
- e. Trenton Water Works
- f. Public Safety
- g. Lawrence Township Soil Disturbance Permit (prior to construction)

Documents Reviewed:

- Application No. SP-4/24 and Supporting Documents
- Major Site and Subdivision Plans, revision dated September 2, 2024
- Architectural Plans, revision dated September 6, 2024
- Topographical Survey, dated March 17, 2024
- Stormwater Management Report, dated September 2, 2024 (Engineer & Environmental Resources only)

JFP/jrt

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P.O. Box 236
2 East Broad Street, 2nd Floor
Hopewell, NJ 08525
609-257-6705 (v)
609-374-9939 (f)
info@kylemcmanus.com

To: Lawrence Township Planning Board

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

Re: **Max Avenues Fund LP**
Preliminary & Final Major Site Plan and Minor Subdivision Approval
Block 2008 Lots 12-22
62 Glenn Ave
R-4 Residential Zoning District

Date: November 21, 2024

1.0 Project Overview

- 1.1** The Applicant is requesting preliminary and final major site plan and minor subdivision approval to consolidate 10 undersized lots into three lots, each with a respective single-family residence. One single-family residence exists; two are proposed to be constructed. Proposed lots 12.01 and 12.03 are proposed with a 10,000 square foot lot area. Proposed lot 12.02, the middle lot, is proposed with a 7,500 square foot lot area. All three proposed lots conform with the minimum lot area requirements in the R-4 District.
- 1.2** The site is located at the intersection of Glenn Avenue and Coolidge Avenue. Coolidge Avenue is a gravel paper street used as an access driveway for a residence to the south.

2.0 Site & Surrounding Area

- 2.1** The site consists of 10 undersized lots, Lot 12-22. Lots 22, 21, and 20 are occupied by an existing single-family residence and a shed, with a driveway access on Glenn Avenue. Lots 19 – 12 are currently unimproved and it appears they function as the rear yard of the existing dwelling. There is existing mature vegetation on the site, predominately along Coolidge Avenue and eastern property lines.
- 2.1** The immediate area surrounding the site is characterized by single family residential uses in the R-4 District. The site is located near the periphery of the larger residential neighborhood, with commercial uses located further south and east. Further south, across Texas Avenue is the Lawrence Shopping Center. Further east are wetlands transitions areas, wetlands, wooded areas, a utility use, and the commercial corridor along Brunswick Pike/Route 1.

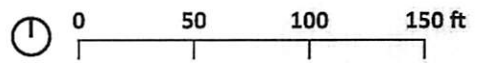


MAX AVENUES FUND LP

BLOCK 2001 LOTS 12-22

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 R-4 Residential 4 Zoning District. The R-4 District permits single family detached dwellings on lots of 7,500 square feet or larger. The proposed single-family residences are permitted within the R-4 District.

3.2 Bulk Requirements. The Applicant requires bulk variance relief from the R-4 District standards. Please see the attached “c” variance criteria and the following table for additional detail.

R-4 District Standards (§407)						
	Required	Existing Lots	Proposed Lot 12.01	Proposed Lot 12.02	Proposed Lot 12.03	Variance?
Min. Lot Area	7,500 SF	27,500 sf	10,000 sf	7,500 sf	10,000 sf	No
Min. Lot Frontage	60 ft	100 ft	100 ft	75 ft	100 ft**	Yes – Lot 12.02
Min. Front Yard (Glenn Ave.)	30 ft	28.5 ft*	28.5 ft*	N/A	N/A	Yes* - Lot 12.01
Min. Front Yard (Coolidge Ave)	30 ft	35.6 ft	35.6 ft	30 ft	30 ft	No
Min. Side Yard (each)	10 ft	30.1 ft	30.1 ft	10 ft	10 ft	No
Min. Rear Yard	35 ft	209.2 ft	34.2 ft	36.37 ft	35.13 ft	Yes – Lot 12.01
Max. Building Height	35 ft	28.67 ft	28.67 ft	28.67 ft	28.67 ft	No
Max. Impervious Surface Ratio	.6	.09	.26	.39	.3	No
Min. Usable Yard	20%	Not Specified	Not Specified	Not Specified	Not Specified	TBD
Max. SFLA (Square Footage of Living Area)	2x average SFLA of the Neighborhood	Not Specified	Not Specified	Not Specified	Not Specified	TBD
Max. Ratio of SFLA to Lot Area	2x average SFLA to lot area for Neighborhood Context	Not Specified	Not Specified	Not Specified	Not Specified	TBD
Accessory Structure Setback	5 ft	10.6 ft	6.31 ft	N/A	N/A	No



* Existing non-conforming condition

** A lot frontage of 25.23 feet is noted on the Zoning Compliance Table, however it is unclear how the lot frontage was calculated. It appears the portion of proposed Lot 12.03 along the improved street is approximately 39 feet. However, the Township definition for lot frontage is the portion along the street line, which includes streets that are improved and unimproved.

3.3 Bulk Requirements. The Applicant should update the Zoning Compliance Table, and demonstrate compliance with the following R-4 District standards:

- a) Minimum Usable Yard.
- b) Maximum Square Footage of Living Area (SFLA).
- c) Maximum SFLA ratio to Lot Area.

4.0 Plan Comments

- 4.1 Additional clarity regarding the proposed tree removal should be provided. There is significant vegetation along the Coolidge Avenue Right-of-Way (ROW). Existing tree lines and tree protection fencing are noted on the plans; however the extent of the proposed tree removal is not clear.
- 4.2 We note for the Board that there are wetlands and wetlands transition areas to the east of the site. Absent a permit to fill wetlands, this environmental constraint would prevent the expansion of Coolidge Avenue and the connection to Ditmars Avenue to the north.
- 4.3 The residential lot to the south is currently accessed via Coolidge Avenue, however it appears access is not proposed. A connection to the driveway of the existing dwelling to the south should be provided to the improved portion of the road.
- 4.4 Coolidge Avenue is proposed with porous pavement. Assuming it will be a public road, future maintenance to ensure the road remains porous will be the responsibility of the Township. The Township should consider whether it will accept and maintain a public road with porous pavement. If not, the Applicant may need to seek alternative stormwater management practices which may include stormwater improvements or a reduction in impervious coverage on the road or property improvements.
- 4.1 In accordance with §525.C.2, street trees are required every 40 feet on both sides of the street, which would result in a total of 10 required street trees. Four street trees are provided along northern side of Coolidge Avenue, however no street trees are provided on the southern side of Coolidge Avenue. There may be additional opportunities to incorporate additional trees, and the Applicant may need to provide a payment and/or additional trees on the site. We note for the Board there is existing vegetation along Coolidge Avenue that is also proposed for preservation.
- 4.2 Given the residential nature of the area, a point-by-point footcandle analysis should be provided to determine if there is any light spillage on adjacent properties.



4.3 One sidewalk or graded area is required in accordance with Table 5.1 in §504 of the Township’s Land Use Ordinance. The surrounding neighborhood is not characterized by sidewalks, particularly along Glenn Avenue. The appropriate relief should be requested, and we note for the Board, a sidewalk exists further south along Texas Avenue.

4.4 The building height should be depicted on the building elevations on the Architecture Plans.

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 R-4 Zoning District purpose:

“The Residential 4 district is intended primarily for single family detached dwellings on lots of 7,500 square feet or larger.”

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.”

“Direct new development and redevelopment to places in relation to their transportation and environmental capacities.”



6.0 Materials Reviewed

6.1 Application and supporting documents.

6.2 Proposed Preliminary & Final Major Site & Minor Subdivision Plan, prepared by Daetel Engineering, consisting 7 sheets, dated May 3, 2024 last revised September 2, 2024.

6.3 Architecture Plans, prepared by SJ Kufel Associated/Architects, consisting of 3 sheets dated September 6, 2024.

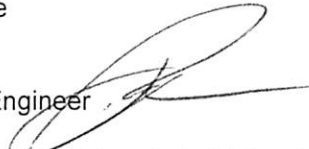
7.0 Applicant Team

7.1 Applicant & Owner: Max Avenue Fund LP 525 Route 73 North Suit 104 Marlton NJ 08053 609-775-8036

7.2 Engineer: Adam Kandil 115 Route 46, STE D 29 Mountain lakes NJ 07046 201-602-7690 Adam@daetel.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/ Minor Subdivision Application No. SP- 4/24
Max Avenues Fund, L.P., 62 Glenn Avenue
Tax Map Page 20.01, Block 2008, Lot 22

DATE: October 7, 2024

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

- Application No. SP-4/24 and Supporting Documents
- Major Site and Subdivision Plans, revision dated September 2, 2024
- Architectural Plans, revision dated September 6, 2024
- Topographical Survey, dated March 17, 2024
- Stormwater Management Report, dated September 2, 2024 (Engineer & Environmental Resources only)

This application is scheduled for review by the Planning Board at the meeting to be held Monday, December 2, 2024. Please review these documents and submit your report to this office as soon as possible, but **no later than November 22, 2024**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRT

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Attachments

No Pby Comments JD 10/8/24
No Fire Comments JN 10/08/2024
No Building Comments ABC 10-9-2024
No ELECTRICAL COMMENTS ON 10-9-2024

RECEIVED

OCT - 8 2024

COPIES
VICE TOWNSHIP
ON DEPARTMENT

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: October 10, 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: Prelim & Final Major Site Plan & Min Subd SP 4/24

PROJECT NAME: Max Avenues Fund, LP

LOCATION: 62 Glenn Ave.

BLOCK: 2008 LOT # 22 PR# NA

OWNER: Max Avenues Fund, LP Phone: 609-775-8036

ENGINEER/ARCHITECT: Daetel Engineering, Adam Kandil, PE

ADDRESS: 115 Route 46, Ste. D29
Mountain Lakes, NJ 07046 PHONE: 201-602-7690

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

Proposal to subdivide existing lot with one dwelling (to remain) into three lots with three dwellings (2 new).

Health Department records indicate the existing dwelling is served by a private potable well.

Show location of existing potable well on plans. A 50 foot setback from dry well is required per NJAC7:9D-2.7(b).

Will the existing dwelling, which is to remain, be connected to public water?

If so the existing well shall be properly sealed as per NJAC 7:9D.

Provide approvals or will serve letters from Trenton Water, ELSA and gas company as appropriate.

Applicant must comply with 1/16/2024 ELSA sewer ban requirements.

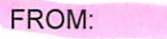


John R. Sullivan, REHS



Keith Levine, Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM:  Jennifer Thomas, Account Clerk
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: October 7, 2024

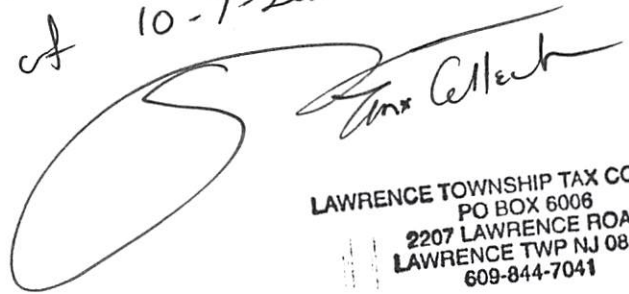
Please update the status of taxes and sewer payments with regard to the following application:

Application No(s):	SP-4/24
Application Name:	Max Avenues Fund, L.P.
Street Address:	62 Glenn Avenue
Tax Map Page(s):	20.01
Block:	2008
Lot(s):	22

Thank you for your anticipated assistance and response.

jt
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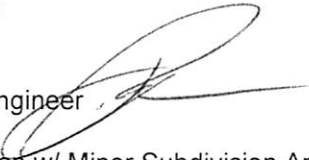
*Taxes: Sewer are current
as of 10-7-2024*



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

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
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JRT

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Attachments

No Comments or Concerns

Ed Tencza / Public Safety
11/19/2024

