

Susan Ferrara
Susan.ferrara@troutman.com
609.951.4103

August 6, 2021

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: Application No. SP-3/21
 Application of Notre Dame High School
 Preliminary and Final Major Site Plan Approval
 with Bulk Variance for Light Pole Height
 Synthetic Turf Field Improvements
 Premises: Block 1301, Lot 34.02; EGI Zone
 Township of Lawrence

Dear Mr. Parvesse:

Please find enclosed twenty-three (23) copies of the following materials, in response to your August 2, 2021 regarding the above-referenced application:

1. Our July 29, 2021 cover letter, Completed Application Forms, including Submission Waiver Request, Project Narrative, and List of required regulatory permits and approvals, marked with the application number as requested and including Variance Form B-1 for the variance for light pole height;
2. Sheets 1-9 of the Site Plan entitled "Notre Dame High School (601 Lawrence Road) Synthetic Turf Field Improvement" prepared by Suburban Consulting Engineers, Inc., dated July 26, 2021 (8 full size and 15 half-size);
3. Plan of Survey Block 1301, Lot 34.02, prepared by Lanning Engineering Co., Inc., dated April 6, 2015 (8 full size and 15 half-size);
4. Partial Topographic Survey Notre Dame High School, Block 1301, Lot 34.02 prepared by Suburban Consulting Engineers, Inc., dated February 25, 2021 (8 full size and 15 half-size);

-
5. Stormwater Management report entitled "Notre Dame High School Synthetic Turf Field Improvements" prepared by Suburban Consulting Engineers, Inc. dated July 26, 2021;
 6. Sports Lighting Structures Plan prepared by Valmont Industries, Inc., dated May 4, 2021 (8 full size and 15 half-size);
 7. Report entitled "A Light & Traffic Structure Proposal for 50' Embedded Sport Lighting Lawrenceville, New Jersey" prepared by Valmont Industries, Inc., dated June 7, 2021; and
 8. Lighting Report prepared by Ikiro LED Lighting, dated November 6, 2020.

Checks in the amount of \$1,250.00 for the application fee and \$14,120.00 for the escrow deposit will be delivered to your office under separate cover. We will also provide you with all of the application documents in electronic form.

Please advise of the Planning Board hearing date when it is scheduled so we can arrange for legal notice of the hearing. 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,



Susan Ferrara
Paralegal

Enclosures

cc: Notre Dame High School (letter only /via email)
Suburban Consulting Engineers, Inc (letter only /via email)
Thomas M. Letizia, Esq. (letter only, via email)

Troutman Pepper Hamilton Sanders LLP
301 Carnegie Center, Suite 400
Princeton, NJ 08540-6227



troutman.com

Thomas M. Letizia
thomas.letizia@troutman.com

July 29, 2021

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: Application of Notre Dame High School
Preliminary and Final Major Site Plan Approval
Synthetic Turf Field Improvements
Premises: Block 1301, Lot 34.02; EGI Zone
Township of Lawrence

Dear Mr. Parvesse:

This firm represents the Notre Dame High School (the "School"). Please accept the enclosed materials in support of an application of the School for preliminary and final major site plan approval for improvements to its campus as described more fully in the enclosed Project Narrative.

The following materials are included in support of this application:

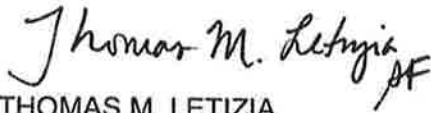
1. Completed Application Forms, including Submission Waiver Request, Contribution Disclosure Statements of the School, the Owner, and Suburban Consulting Engineers, Inc., and W-9 Tax ID Form for Notre Dame;
2. Project Narrative;
3. List of required regulatory permits and approvals;
4. Site Plan consisting of 11 sheets entitled "Notre Dame High School (601 Lawrence Road) Synthetic Turf Field Improvement" prepared by Suburban Consulting Engineers, Inc., dated July 26, 2021;
5. Plan of Survey Block 1301, Lot 34.02, prepared by Lanning Engineering Co., Inc., dated April 6, 2015;

-
6. Partial Topographic Survey Notre Dame High School, Block 1301, Lot 34.02 prepared by Suburban Consulting Engineers, Inc., dated February 25, 2021;
 7. Stormwater Management report entitled "Notre Dame High School Synthetic Turf Field Improvements" prepared by Suburban Consulting Engineers, Inc. dated July 26, 2021;
 8. Sports Lighting Structures Plan prepared by Valmont Industries, Inc., dated May 4, 2021;
 9. Report entitled "A Light & Traffic Structure Proposal for 50' Embedded Sport Lighting Lawrenceville, New Jersey" prepared by Valmont Industries, Inc., dated June 7, 2021; and
 10. Lighting Report prepared by Ikio LED Lighting, dated November 6, 2020.

Please advise us of what materials are needed for Planning Board review and the amount due for the application fee and escrow deposit.

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: Notre Dame High School (w/out plans /via email)
Suburban Consulting Engineers, Inc (w/out plans /via email)

**NOTRE DAME HIGH SCHOOL
SYNTHETIC TURF FIELD**

PROJECT NARRATIVE

Notre Dame High School is requesting preliminary and final site plan approval from the Lawrence Township Planning Board to upgrade an existing grass athletic field into a multi-sport synthetic turf field with lighting for night use. The field is located between the school building and the tennis courts on the north side of campus, away from delineated freshwater wetlands and environmentally sensitive areas. The field will be located south of adjacent Lot 36 which contains 10 acres of vacant land owned by Lawrence Township.

No new parking is proposed for the existing parking can accommodate the field uses similar to the existing field. Four 50 foot high light poles are proposed to be installed with 15 LED lights per pole. The lights will be shielded to prevent light spillage and will be controlled by breakers in a locked enclosure to ensure they are only on when needed. The field will be used between the hours of 2:30 pm and 9:30 pm on weekdays and 7:00 am and 7:00 pm on weekends.

Stormwater runoff from the new field will be managed to comply with the current NJDEP Stormwater Management Regulations, Township of Lawrence Ordinance and the Soil Erosion and Sediment Control Standards.

**APPLICATION OF NOTRE DAME HIGH SCHOOL FOR
NEW SYNTHETIC TURF FIELD**

REQUIRED PERMITS/APPROVALS

This application will require the following approvals:

- Preliminary and Final Site Plan from the Lawrence Township Planning Board
- Soil Disturbance Permit / Approval of Soil Erosion and Sediment Control Plans from the Lawrence Township Engineering Department
- Certificate of Approval from the Delaware and Raritan Canal Commission

Township of Lawrence
Mercer County NJ
Department of Community Development

SP-3/21

Land Use Application Master Checklist

Name of Applicant: Notre Dame High School - Turf Field

Block No. 1301 **Lot No(s)** 34.02

- | | |
|------------------------------------------------------------------------------------|-----------------------|
| 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 checked="" type="checkbox"/> Bulk Variance (parcel) | Form B-1 |
| <input 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 | N/A |
| <input checked="" type="checkbox"/> Site Plan, Final Major | 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:

<u>Description</u>	<u>Number Submitted</u>
<u>Site Plans</u>	
<u>Stormwater Management Calculations</u>	

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

Suburban Consulting Engineering Inc., 2430 Highway 34, Building A, Suite 1R, Wall, NJ 08736

Robert Gregoria, PE and Joseph D, Perello, LLA, PP

Notre Dame High School: Kenneth Jennings, President

Brian Malloy, Director of Facilities

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name Notre Dame High School Phone 609-882-7900 x 125
Address 601 Lawrence Road Fax _____
Lawrenceville, NJ 08648 Email jenningsk@ndnj.org

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

Name Diocese of Trenton Phone 609-403-7149
Address 701 Lawrence Road Fax _____
Lawrenceville, NJ 08648 Email dscinfo@diocesesoftrenton.org

3. Attorney (where applicable):

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

4. Engineer (where applicable):

Name Suburban Consulting Engineering Inc. Phone 732-282-1776 x 3305
Address 2430 Highway 34 Fax _____
Building A, Suite 1R Email Rgregoria@suburbanconsulting.com
Wall, NJ 08736

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.

Notre Dame High School is a not for profit corporation.

There are no owners of 10% or more

6. Location of Land:

Lot No(s) 34.02 Block(s) 13.01 Tax Map Pg(s) 13
Street(s) 601 Lawrence Road

7. Zoning designation of parcel (see Zoning Map): EG1

8. Name of proposed development: Synthetic Turf Field Improvements

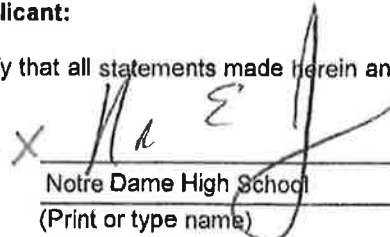
**Township of Lawrence
Mercer County NJ
Department of Community Development**

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

X 

Notre Dame High School
(Print or type name)

Date

7/22/2021

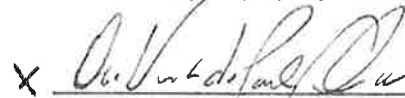
By: Kenneth Jennings, President

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

X 

Diocese of Trenton
(Print or type name)

Date

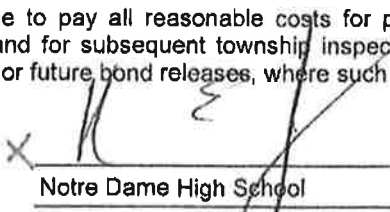
7/22/21

By: Dr. Vincent dePaul Schmidt, Superintendent of Schools

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

X 

Notre Dame High School
(Print or type name)

Date

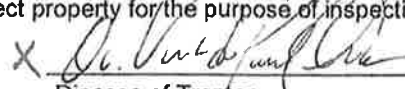
7/22/2021

By: Kenneth Jennings, President

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

X 

Diocese of Trenton
(Print or type name)

Date

7/22/21

By: Dr. Vincent dePaul Schmidt, Superintendent of school

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Parcel)

Existing and proposed property dimensions as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Permitted for zone where proposed use is allowed ⁽¹⁾	Existing	Proposed	Extent of variance requested
LOT DATA					
Lot Area	5 Ac SF	SF	90 +/- Ac SF	90 +/- Ac SF	SF
Lot Frontage	300 FT	FT	615 FT	615 FT	FT
Lot Width	300 FT	FT	465 FT	465 FT	FT
Lot Depth	600 FT	FT	2410 FT	2410 FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	60 %	%	12 %	12 %	%
PRINCIPAL BUILDING					
Front Yard setback	100 FT	FT	FT	FT	FT
Left Side Yard setback	100 FT	FT	FT	FT	FT
Right Side Yard setback	100 FT	FT	FT	FT	FT
Rear Yard setback	100 FT	FT	FT	FT	FT
Floor Area Ratio	0.20		0.08	0.08	
Building Height	50 FT	FT	FT	FT	FT
ACCESSORY BUILDING					
Side Yard setback	75 FT	FT	FT	FT	FT
Rear Yard setback	75 FT	FT	FT	FT	FT
Dist. to Other Building	— FT	FT	FT	FT	FT

Height

30 FT

—

51 FT

21 FT

(1) Complete this column with a Use Variance application only

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

SUBMISSION WAIVER REQUEST SUMMARY
NOTRE DAME HIGH SCHOOL SYNTHETIC TURF FIELD IMPROVEMENT

Notre Dame High School requests waivers from the following submission requirements:

Solid Waste Management Plan, as the school intends to continue the existing programs for waste management including recyclables. For the synthetic turf field separate trash and recycling cans will be permanently located near the field. They will be emptied by the NDHS Facilities Department into the Schools main dumpsters at least one time a week. The dumpsters are collected by a licensed hauler.

Environmental Impact Statement, as the the proposed field is a redevelopment of an existing grass field with minimal environmental impact other than stormwater management which will be described in detail. Improving to turf allows more efficient use of the land rather than clear additional areas for more fields; and

Circulation Impact Statement, as the application proposes no vehicular circulation changes.

Copies of any existing or proposed deed restrictions or covenants. Existing easements are indicated on the survey plan. There are no proposed deed restrictions or convenants.

Survey of water courses, flood plains, wooded areas with trees measuring 8” caliper or greater, wetlands or other environmentally sensitive areas within 100 feet of the site as the proposed development will be on an already disturbed area of the campus distant from any of the environemntally sentive areas.

We note that pursuant to Ordinance Section 813.A, a Community Impact Statement is not required for site plans where less than 50,000 gross square feet of floor area are proposed.