

December 12, 2022
Via FedEx Overnight & Newforma

Stevens & Lee, A Pennsylvania Professional Corporation
Princeton Pike Corporate Center
100 Lenox Drive, Suite 200
Lawrenceville, NJ 08648

Attn: Ryan P. Kennedy, Esq.

RECEIVED

DEC 19 2022

ENGINEERING DEPT.

**RE: RPM Development, LLC
Proposed Residential Development
Block 2001, Lot 2.02
2495 Brunswick Pike (AKA Alt Route 1)
Township of Lawrence
Mercer County, NJ
DEC# 1279-99-010
PB# SP-5/20**

Dear Mr. Kennedy,

On behalf of the applicant, RPM Development, LLC, enclosed please find the following documents for your use in submitting to the Township of Lawrence Zoning Board of Adjustment towards issuance of Final Site Plan Approval for the above referenced project:

- One (1) completed copy of the Township of Lawrence Land Development Checklist;
- One (1) copy of the Preliminary List of Obtained Waivers & Variances, dated December 9, 2022;
- One (1) copy of the List of Anticipated Permits & Approvals, dated December 9, 2022;
- One (1) signed and sealed copy of the Traffic Impact Study, prepared by Dynamic Traffic, LLC, dated November 4, 2022;
- One (1) signed and sealed copy of the Stormwater Management, Groundwater Recharge and Water Quality Analysis, prepared by our office, dated April 2020, last revised December 2022;
- One (1) signed and sealed copy of the Architectural drawings, prepared by Inglese Architecture & Engineering, dated April 1, 2020, last revised July 1, 2021;
- One (1) signed and sealed copy of the Boundary and Partial Topographic Survey, prepared by Dynamic Survey, LLC, dated June 6, 2019, last revised September 8, 2022;

- One (1) signed and sealed copy of the Final Site Plan, prepared by our office, dated April 15, 2020, last revised December 9, 2022; and
- One (1) USB flash drive containing the above referenced submission items.

The above information has been provided to address the following documents:

- Township of Lawrence Traffic Review Letter #2, prepared by James Kochenour, PE, Arora and Associates, PC, dated December 7, 2020;
- Township of Lawrence Engineering Review Letter, prepared by Brenda Kraemer, PE, PP, CME, dated February 1, 2021;
- Township of Lawrence Planning Review Letter, prepared by Elizabeth McManus, PP, AICP, LEED AP, Kyle + McManus Associates, dated April 23, 2021; and
- Township of Lawrence Resolution of Approval 14-21z, prepared by Brenda Kraemer, PE, PP, CME, dated May 20, 2021.

In order to facilitate the review, we have provided the following itemized response to the above referenced documents:

Township of Lawrence Traffic Review Letter #2, prepared by James Kochenour, PE, Arora and Associates, PC, dated December 7, 2020

Supplemental Traffic Analysis

1. Information. No response required.
2. Information. No response required.
3. The enclosed Traffic Impact Study has been updated to reflect the current development program and includes updated traffic counts and analyses at the intersections of Texas Avenue with Route 1 Business, Princeton Pike, and the Lawrence Shopping Center Driveway.

It should be noted that the traffic counts contained within the previous Supplemental Traffic Analysis were conducted during the COVID-19 pandemic and as a result were adjusted to represent “typical” existing conditions. Additionally, due to vacancies as well as impacts associated with the pandemic, trip generation projections associated with 100% of the Lawrence Shopping Center were conservatively surcharged onto the surrounding roadway network. Upon comparison of the previously utilized and current future No Build traffic volumes at the intersection of Route 1 and Texas Avenue, it is anticipated that the traffic volumes utilized within the Supplemental Traffic Analysis were conservatively over adjusted/

- a. With the addition of site generated traffic, all intersection movements are anticipated to operate with levels of service “E” or better, with a maximum increase in delay of 1 second during the studied peak hours. As such, mitigation is no longer necessary.

- b. With the addition of site generated traffic, the eastbound approach of Texas Avenue is anticipated to experience a maximum 95th percentile queue length of 183'. As such, it is not anticipated that the eastbound queue length at the intersection of Route 1 and Texas Avenue will have an impact on the Lawrence Shopping Center driveway, which is located approximately 470' away.
4. Information. No response required.
5. Information. No response required.
6. Information. No response required.

Site Plan

7. The enclosed site plan drawings have been revised to provide a total of 54 dwelling units onsite, with a required parking demand of 108.9 parking spaces. The proposed development provides 109 parking spaces, thereby satisfying the parking requirements of the Residential Site Improvement Standards.
8. Information. No response required.
9. Information. No response required.
10. Information. No response required.
11. Information. No response required.
12. Information. No response required.
13. Information. No response required.
14. The enclosed site plan drawings have been revised to provide a 10-foot-wide island between the parking bays at the rear of Buildings A and B.
15. The enclosed site plan drawings have been revised to relocate the pine trees located adjacent to the Texas Avenue driveway to avoid potential obstructions to the site triangle.
16. The enclosed site plan drawings have been revised to provide an additional area light fixture on the northeast corner of the driveway along Texas Avenue.
17. The enclosed site plan drawings have been revised to provide one (1) pedestrian crossing from the proposed development to the adjacent shopping center facilities. The crossing is located to the east of the intersection of the loading area access aisle and the shopping center site driveway from Texas Avenue. A sidewalk has been provided from the pedestrian crossing to the recently constructed sidewalk located along the eastern portion of the shopping center building.

The proposed pedestrian crosswalk utilizes "No Pedestrian Crossing" and "Use Crosswalk" signage at the location of the crossing.

18. The enclosed site plan drawings have been revised to provide the MUTCD designations for all proposed signage. Additionally, a “No Outlet” sign is proposed on the end island at the east end of the rear parking row along Building A. A “No Parking Any Time” sign has been provided on the west end of the rear parking row along Building B.
19. Information. No response required.
20. The enclosed site plan drawings have been revised to provide labels for each proposed ADA parking stall sign. In addition, the ADA Stall Marking Detail has been revised to remove the concrete wheel stop from the detail.
21. a. Information. No response required.

b. The enclosed site plan drawings have been revised to eliminate the “Do Not Enter” and “One Way” signage. Additionally, the “L” or “R” designations have been provided for the W16-7P Plaque. Additionally, “No Pedestrian Crossing” and “Use Crosswalk” signs have been provided.

c. Information. No response required.

d. The enclosed site plan drawings have been revised to relocate the ADA parking stall signage behind the sidewalk/ADA curb ramp areas and will be placed on breakaway sign posts.

e. The enclosed site plan drawings have been revised to depict a size of 10”x12” for the Penalty Plate on the ADA Parking Sign detail.
22. a-c. The enclosed site plan drawings have been revised to eliminate the encroachment of the site driveway’s easterly curb line and the fire truck impacted within the proposed guiderail along this side of the drive aisle. Additionally, a Vehicle Circulation Plan has been provided for a fire truck entering the development from the shopping center property and traversing through the site. The Applicant will coordinate with the Township Fire Marshal to obtain site plan approval.
23. Information. No response required.
24. Information. No response required.
25. The enclosed site plan drawings have been revised to eliminate the need for the trash truck to traverse throughout a large segment of the site to access the dumpster area.

Township of Lawrence Engineering Review Letter, prepared by Brenda Kraemer, PE, PP, CME, dated February 1, 2021

1. Testimony was previously provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding the previous environmental site remediation.
2. Testimony was previously provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding the impact of the view from the surrounding areas and sidewalk around the western side Building B. In addition, a balloon test exhibit was

previously submitted to the Township and presented at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing.

3. The enclosed site plan drawings have been revised to depict the improvements to the rear of the Lawrence Shopping Center. Additionally, as part of the Lidl site improvements, the rear of the shopping center building has been painted white. The Applicant will coordinate with a local artistic group to provide a design on the rear of the Lawrence Shopping Center building closest to the property. In addition, the site plans depict the full design proposed pedestrian crossing to the shopping center, such as signage, grading and striping per the direction of the Board Traffic Engineer.
4. The enclosed site plan drawings have been revised to modify the truck template to more accurately depict the dimensions of the Township of Lawrence firetruck. Additionally, encroachments of the firetruck over guiderail have been eliminated.
5. Testimony was provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding the storage within the proposed apartment buildings. Outdoor bike racks are provided throughout the site.
6. Testimony was previously provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding the appearance of the duplex units.
7. Testimony was previously provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding snow removal and snow storage. Snow storage will be provided onsite within the middle landscape island and along the perimeter of the parking areas onsite.
8. Testimony was previously provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding resident access at the rear of Buildings A and B. The architectural drawings have been revised to provide resident access at the rear of Buildings A and B.
9. a. Testimony was previously provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding unit density.
b. Testimony was previously provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding solar panels and rooftop equipment.
10. All exhibits will be provided to the Township prior to the Zoning Board of Adjustment Hearing.

Township of Lawrence Planning Review Letter, prepared by Elizabeth McManus, PP, AICP, LEED AP, Kyle + McManus Associates, dated April 23, 2021

1.0. Introduction

1.1. Information. No response required.

1.2. Information. No response required.

2.0. D(1) Use Variance Criteria

2.1. Information. No response required.

2.2. Information. No response required.

2.3. A d(1) use variance for duplex and multi-family uses was granted at the April 28, 2021 Township of Lawrence Zoning Board Hearing.

3.0. D(4) FAR Variance Criteria

3.1. A d(4) use variance for overall floor area ratio of 0.39, where 0.25 is permitted, was granted at the April 28, 2021 Township of Lawrence Zoning Board Hearing. The enclosed site plan drawings have been revised to reduce the proposed floor area ratio from 0.39 to 0.38.

3.2. Information. No response required.

3.3. Information. No response required.

3.4. Information. No response required.

4.0. D(6) Height Variance Criteria

4.1. A d(6) use variance for a building height of 39.8 feet, where 35 feet is permitted, for the multi-family buildings was granted at the April 28, 2021 Township of Lawrence Zoning Board Hearing.

4.2. Information. No response required.

4.3. Information. No response required.

4.4. Information. No response required.

5.0. Policy Considerations

5.1. Information. No response required.

5.2. Information. No response required.

5.3. Information. No response required.

5.4. Information. No response required.

5.5. Information. No response required.

5.6. Information. No response required.

5.7. Information. No response required.

**Township of Lawrence Resolution of Approval 14-21z, prepared by Brenda Kraemer, PE, PP,
CME, dated May 20, 2021**
Conditions of Approval

1. Information. No response required.
2. Information. No response required.
3. Information. No response required.
4. Information. No response required.
5. Due to the required utility installation, site improvements and grading associated with the construction of the duplexes along Texas Avenue, the mature trees in this area cannot be saved. The proposed development will comply with the tree replacement requirements of the Township of Lawrence Land Use Ordinance.
6. The enclosed site plan drawings have been revised to provide 6-foot high fencing along the western drive aisle between Building B and the duplexes.
7. Testimony was previously provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding snow removal and snow storage. Snow storage will be provided onsite within the middle landscape island and along the perimeter of the parking areas onsite.
8. The enclosed site plan drawings have been revised to provide Texas Avenue road restoration, extending 50-feet beyond the eastern and western construction limits. The road restoration will consist of full width milling and overlay. All trench repair within the right-of-way will include a 6-inch stabilized base course.
9. The Applicant will obtain a cross-access easement and general site construction access easement from the Lawrence Shopping Center. Due to the proximity of the freshwater wetlands to Building B and the required setback between Buildings A & B, a sidewalk along the western side of Building B is not feasible and has not been provided. Additionally, Buildings A & B now provide access from the southern parking area to the rear of the buildings and a sidewalk is provided between the buildings, therefore a sidewalk along the western portion of Building B is not necessary in order to access the southern portion of the site.
10. The enclosed site plan drawings have been revised to provide concrete monuments at all property corners except within the stream.
11. The proposed development does not provide an infiltration stormwater management system.
12. The enclosed site plan drawings have been revised to provide the roof drainage design for the duplex homes and multifamily buildings.
13. The proposed developed utilizes a maximum slope of 3:1 in lawn areas in order to provide adequate stormwater management systems as well as open space areas for the playground and dog park amenities. Sod will be utilized in lawn areas with a slope greater than 5:1. Additionally, General Note #35 on Sheet 3 has been provided, stating the same.

14. The enclosed site plan drawings have been revised to provide a grading design for all sidewalk extensions, including linkage to the Lawrence Shopping Center.
15. The enclosed site plan drawings have been revised to provide a minimum slope of 0.75% along the curb line and 1.5% overland within the parking area behind Buildings A & B.
16. The Applicant is currently in the process of obtaining approval from PSE&G for the installation of the proposed parking lot within the gas easement.
17. The enclosed site plan drawings have been revised to depict all crosswalks as ladder type and high visibility, ADA detectable warning mats at all ADA curb ramps, a subbase of four-inch (4") densely graded aggregate underneath all drainage structures, curbs and sidewalks, Type "N" Eco heads for all Type B Inlets, and a decorative fence on top of all retaining walls that exceed a grade differential of 30 inches. Shop drawings of the decorative fences will be provided to the Township prior to construction.
18. Information. No response required.
19. Information. No response required.
20. The enclosed site plan drawings have been revised to limit evergreen replacement trees to 40% of the total number of replacement trees required to be installed.
21. The enclosed site plan drawings have been revised to provide lighting within the recreational areas on the property.
22. The enclosed site plan drawings have been revised to provide "No Pedestrian Crossing" and "Use Crosswalk" signs at the pedestrian crossing to the Lawrence Shopping Center.
23. The enclosed site plan drawings have been revised to provide the MUTCD designations for proposed signage. Additionally, a "No Outlet" sign has been provided on the end island at the east end of the rear parking space row. A "No Parking Any Time" sign has been provided on the west end of the rear parking space row.
24. The enclosed site plan drawings have been revised to eliminate the concrete wheel stop from the ADA Stall Markings detail.
25. The enclosed site plan drawings have been revised to relocate the ADA handicap-accessible signs behind the sidewalk and ADA ramp areas. The proposed ADA signs have been modified to be placed on breakaway posts instead of concrete bollards.
26. The enclosed site plan drawings have been revised to reflect a Penalty Plate size of 10"x12" on the ADA parking sign detail.
27. Information. No response required.
28. Information. No response required.
29. The proposed recreation facilities located on the property will be open to the general public. The Applicant has coordinated with the Board professionals regarding the proposed recreation

areas onsite. As such, the enclosed site plan drawings have been revised to remove the previously proposed dog park and increase the playground recreation area.

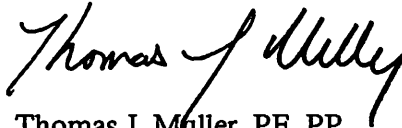
30. The enclosed site plan drawings have been revised to depict the improvements to the rear of the Lawrence Shopping Center. Additionally, as part of the Lidl site improvements, the rear of the shopping center building has been painted white. The Applicant will coordinate with a local artistic group to provide a design on the rear of the Lawrence Shopping Center building closest to the property.
31. The enclosed site plan drawings have been revised to provide the final improvements for the pedestrian access from the property to the Lawrence Shopping Center, including signage, crosswalk markings, grading, etc.
32. The enclosed architectural plans have been revised to address the requirements of the Lawrence Township "lookalike" ordinance.
33. Testimony was previously provided at the April 28, 2021 Township of Lawrence Zoning Board of Adjustment Hearing regarding solar panels and rooftop equipment.
34. The Applicant is currently in the process of obtaining approvals from the below agencies:
 - a. NJDEP – Flood Hazard Area Verification & Individual Permit – Pending
 - b. NJDEP – Freshwater Wetlands Letter of Interpretation – Pending
 - c. NJDEP – Freshwater Wetlands General Permits #7 & #11 – Pending
 - d. NJDEP – Treatment Works Approval – Pending
 - e. NJDEP – Bureau of Water System Engineering Approval – Pending
 - f. Delaware & Raritan Canal Commission – Pending
 - g. Mercer County Planning Board – Pending
 - h. Ewing-Lawrence Sewerage Authority
 - i. Trenton Water Works – Pending
 - j. Lawrence Township – Soil Disturbance Permit – Pending
 - k. PSE&G – Installation of Parking within Gas Easement – Pending
35. The enclosed site plan drawings have been revised to provide fire lane striping and signage per the direction of the Lawrence Township Fire Marshal.
36. The Applicant will coordinate with the Board Planning Consultant to provide required tree species. The enclosed site plan drawings have been revised to provide alternate species of trees as specified within the Lawrence Township Landscaping Ordinance Section. Planting note #20 has been provided on Sheet 3 stating that all trees shall be installed in a fashion so that there is no conflict between the trees after growth and the utility poles depicted on the plans.
37. The enclosed site plan drawings provide two (2) electric vehicle charging stations on the northwest portion of the property.
38. The Applicant has brought current all real property taxes, sewer charges, land development and escrow fees, and municipal charges subsequent the memorialization of the resolution.
39. Information. No response required.

We request that you please review the enclosed information towards Final Site Plan Approval and have this project scheduled at the next available Zoning Board of Adjustment Hearing.

Should you have any questions, comments, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Thomas J. Muller, PE, PP



Thomas A. Zukofski

Enclosures

cc: Kevin Kavanaugh (via Newforma)
Anthony D'Agosta III, AIA, NCARB (via Newforma)
Justin Taylor, PE, PTOE (via Newforma)