


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

TO: File

FROM:  Brenda Kraemer, Assistant Municipal Engineer

SUBJECT: Major Site Plan – Final Approval Application No. SP-2/23  
**RPM Development**, 2495 Brunswick Pike  
Tax Map Page 20.01, Block 2001, Lot 2.02

DATE: August 1, 2023

**General:**

RPM received preliminary site plan and final subdivision approval to construct six (6) duplex units and two (2) apartment buildings on Block 2001, Lot 2.02. All parking will be on-site, with ingress / egress from Texas Avenue. Emergency access will be provided via a gated driveway at the rear of the Lawrence Shopping Center. The current application contains final site plan details for stormwater management, grading, landscaping, utilities and landscaping and addresses compliance with conditions of preliminary site plan approval.

The detailed report below contains technical review comments that pertain to the final site plans and compliance with conditions in Resolution 14-21z.

**Detailed Report:**

1.00 Site Layout

1.01 The final site plan conforms with the building layout and circulation plan previously approved by the Board.

Minor revisions included:

- a. Incorporation of green infrastructure for stormwater management (discussed in Section 2.00 of this report).
- b. Elimination of the dog park area and expansion of the playground area as pets will not be permitted in the complex.
- c. Crosswalk improvements.

1.02 The plans note the overhead electrical wires and poles will be relocated behind Buildings A & B. The wires and poles appear to service the Lawrence Shopping Center, not the proposed development, which will be served by underground utilities. The poles and all necessary connections shall be relocated to Lawrence Shopping Center property. This relocation will also benefit and improve the viability of the proposed landscaping material in the buffer area.

In addition:

- a. Utility pole 63319 LA that is noted to be relocated along Texas Avenue shall be shifted in a westerly direction so that it is not in the front yard of a duplex unit.
- b. Utility pole 63320 LA in front of Building B shall be removed.
- c. The existing utility pole with a streetlight in the front yard of the duplexes with overhead wires along the Texas Avenue frontage should be removed.

Adequate alternate street lighting is provided at the entrance driveway.

## 1.02 Continued:

- d. The applicant shall confirm the intent to pay for all lighting shown on the site plan, including street lighting and bollard lighting along pathways.

- 1.03 A painted crosswalk and additional sidewalk have been provided to connect to the Lawrence Shopping Center. During the preliminary hearing, it was discussed that the crosswalk would be a raised element to assist with traffic calming. Additionally, a rapid rectangular flashing beacon is recommended.

Also note that all sidewalk intersections with driving aisles shall have curb ramps with detectable warning surfaces. Two (2) additional locations are not labeled and shall be clarified on the Site Plan. The parking lot light between buildings A & B will have to be relocated to provide proper access.

It was also discussed at the preliminary hearing that a direct connection would be provided from the duplex area to the playground, near the designated crosswalk. A bioretention basin has been installed which blocks the direct path. The applicant's engineer shall provide testimony regarding the need for this basin location instead of locating the basin on the south side of the trash enclosure.

- 1.04 Cross access and utility easements with the Lawrence Shopping Center will be required. All easement documents shall be submitted for Township review prior to recording with the Mercer County Clerk's Office.
- 1.05 A mountable curb island shall be considered in the interior parking loop to reinforce the stop condition. In the alternate, the concrete curb could be extended and a smaller radius provided.
- 1.06 A retaining wall has been provided along the westerly side of the bio-retention basin. Per §522.F.3. of the Lawrence Township Land Use Ordinance, retaining walls should not be visible from a public right-of-way. Naturalistic designs are required per §522.F.4. of the Lawrence Township Land Use Ordinance. It is also noted that the landscaping plan does not show plant material in the basin. We will defer to the Planning Consultant for review of these items.

- 2.00 Stormwater Management

- 2.01 The status of New Jersey Department of Environmental Protection permits shall be provided. The applicant's engineer shall provide testimony regarding the applicability of new regulations.
- 2.02 Further documentation is required to support the absence of a groundwater recharge design. According to the New Jersey Department of Environmental Protection, if a site is within an urban redevelopment area and has been previously developed, groundwater recharge requirements do not apply. The applicant must demonstrate the area has been previously developed, as "cleared of vegetation" is not considered previously developed if woody vegetation has been re-established. Only portions of the site that have been previously developed are exempt from the groundwater recharge requirements.
- 2.03 Soil testing was performed and witnessed by this office as required per §522.E.4. of the Lawrence Township Land Use Ordinance. The geotechnical report shall be submitted for review to confirm groundwater elevations, permeability rates, and soil suitability. The stormwater management design cannot be fully reviewed without this information.
- 2.04 The flood storage area shall be further explained. The height of water in the area during the 100-year event, backwater impacts, etc. shall be provided. Information shall also be provided for low intensity storms. It is unclear how the recreational amenities are impacted and whether the surfaces can withstand water inundation on a regular basis. It appears that the trench drain system will be the limiting outlet control. Analysis is required.

## 2.04 Continued:

Any flood elevation implication on the proposed outlet must be determined to verify the bio-retention area and other drainage piping will continue to drain.

2.05 In conjunction with evaluation of the flood storage area, the depth of flow in the open channel shall be determined for all storms.

2.06 The existing drainage area behind Buildings A and B does not appear to drain to the existing ditch on the eastern side of the project. If it is a different drainage outcome/location, the predevelopment flows cannot be combined. The applicant's engineer shall review this issue.

The capacity of the Lawrence Shopping Center system shall be provided.

2.07 Maintenance access to the bio-retention area shall be clarified.

2.08 Gabion mats shall be provided instead of rip-rap at the outlet headwall due to velocity.

2.09 The low impact checklist shall be completed and submitted.

2.10 A grade-separated snow storage area must be provided per the New Jersey Department of Environmental Protection BMP manual. Snow storage is not permitted in the bio-retention basin or adjacent to the ditch.

2.11 Pervious pavement has been provided to address green infrastructure requirements. The applicant's engineer shall provide testimony regarding the following:

- a. striping durability
- b. ADA compliance
- c. impact of trucks at western drive aisle
- d. de-icing salt and snow plow considerations
- e. installation adjacent to conventional pavement
- f. timing of installation

The Operations and Maintenance Manual shall include both post construction and annual testing requirements. The complete manual shall be submitted for review prior to recording. Proof of recording will be required.

2.12 There shall be a minimum of three-inch (3") of stone below the underdrain in the bio-retention basin.

2.13 Time of concentration calculations shall be provided. Note that there are no longer minimum values and maximum sheet flow cannot exceed 100'.

2.14 Storm manhole 29 shall be relocated out of the sidewalk.

### 3.00 Miscellaneous

3.01 Mail delivery shall be discussed. Addresses will be assigned by this office and shall be incorporated on the site plans.

3.02 Bonding and inspection fees will be required.

3.03 Shop drawings will be required for the retaining wall.

## 3.04 Other permits / approvals:

- a. New Jersey Department of Environmental Protection – Flood Hazard Area Verification & Individual Permit
- b. New Jersey Department of Environmental Protection – Freshwater Wetlands Letter of Interpretation
- c. New Jersey Department of Environmental Protection – Freshwater Wetlands General Permits #7 and #11
- d. New Jersey Department of Environmental Protection – Treatment Works Approval

## 3.04 Continued:

- e. New Jersey Department of Environmental Protection – Bureau of Water System Engineering Approval
- f. Delaware & Raritan Canal Commission
- g. Mercer County Planning Board
- h. Ewing-Lawrence Sewerage Authority
- i. Trenton Water Works
- j. Lawrence Township – Soil Disturbance Permit
- k. Public Service Electric & Gas – Installation of Parking within Gas Easement

jrt

g:\engineering\rpm sp-2/23\distribution review memo.doc

**Documents Reviewed:**

- Letter from Stevens & Lee, Esquire, dated February 21, 2023
- Application No. SP-2/23 with Checklist
- Letter from Dynamic, dated December 12, 2022
- List of Anticipated Permits & Approvals, dated December 9, 2022
- Preliminary List of Obtained Waivers & Variances, dated December 9, 2022
- Traffic Impact Study, dated November 4, 2022
- Stormwater Management, Groundwater Recharge and Water Quality Analysis, revision dated December 2022
- Boundary & Partial Topographic Survey, Sheet 1 of 2 & Sheet 2 of 2, revision dated September 8, 2022
- Cover Sheet, Sheet 1 of 24, revision dated December 9, 2022
- Aerial Map, Sheet 2 of 24, revision dated December 9, 2022
- General Notes, Sheet 3 of 24, revision dated December 9, 2022
- Site Plan, Sheet 5 of 24, revision dated December 9, 2022
- Grading Plan, Sheet 6 of 24, revision dated December 9, 2022
- Drainage Plan, Sheet 7 of 24, revision dated December 9, 2022
- Utility Plan, Sheet 8 of 24, revision dated December 9, 2022
- Storm Sewer Profiles, Sheets 9 and 10 of 24, revision dated December 9, 2022
- Landscape Plan, Sheet 11 of 24, revision dated December 9, 2022
- Lighting Plan, Sheet 12 of 24, revision dated December 9, 2022
- Construction Details, Sheets 13 – 18 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan (SU-30), Sheet 19 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan (fire truck), Sheets 20 and 21 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan A (WB-67), Sheet 22 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan B (WB-67), Sheet 23 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan C (WB-67), Sheet 24 of 24, revision dated December 9, 2022
- Architectural Plans:
  - Sheets A-1.00, A-1.01, A-2.10, A-2.11, A-2.12, revision dated July 1, 2021
  - Sheets A-1.10, A-1.12, A-2.01, A-3.00, revision dated March 11, 2021
  - Sheet A-2.00, revision dated February 8, 2021
  - Sheet A-3.10, revision dated December 4, 2020
  - Sheet A-3.11, revision dated July 7, 2021



P.O. Box 236  
2 East Broad Street, 2<sup>nd</sup> Floor  
Hopewell, NJ 08525  
609-451-0013 (v)  
609-374-9939 (f)  
klelie@kylemcmamus.com

---

**To:** Lawrence Township Zoning Board of Adjustment

**From:** James T. Kyle, PP/AICP  
Brett Harris, PP, AICP

**Re:** **RPM Development, LLC - Case No. ZB-3/19, SP-5/20, S-2/20**  
**Final Site Plan**  
2495 Brunswick Pike  
Block 2001, Lot 2.02  
Highway Commercial (HC) & R-4 Residential District

**Date:** August 2, 2023

---

## **1.0 INTRODUCTION**

- 1.1** The Applicant received Preliminary Major Site Plan, Preliminary and Final Major Subdivision, Use Variance d(1), d(4), and d(6), bulk variance and design exceptions through Resolution No. 14-21z on April 28, 2021. The Applicant now seeks Final Site Plan Approval.
- 1.2** The Applicant received approval to subdivide Block 2001, Parts of Lots 3, 60 and 61 from the Lawrence Shopping Center to create a Lot 2.02, consisting of 3.916 acres, in a roughly triangular shaped parcel. Lot 2.02 is located mostly in the Highway Commercial (HC) district with a small segment of the southwest corner of the lot in the R-4 Residential district. The shopping center tract, Lot 2.01, was reduced to 47.8 acres. The Applicant received Preliminary Site Plan approval for the following:
- a.** 12 affordable Duplex Dwellings (six buildings total). These houses would line Texas Avenue between Glenn and Foch Avenues (paper street).
  - b.** One Multi-Family Building with 24 affordable Apartments (Building A). This building is located near the rear lot line that is coterminous with the shopping center. It is a three-story building.
  - c.** One Multi-Family building with 18 affordable Apartments (Building B). This building is also located along the rear lot line but further west from the 24-unit apartment building. A small segment of the northwest corner of the building is bisected by the zoning boundary and sits in the R-4 zoning district. This building is also three stories and contains a 1,500 sf community room on the first floor.



**1.3** The Applicant received the following variance approval on Lot 2.02:

- a. A d(1) use variance for 54 affordable family rental housing units.
- b. A d(4) use variance for a FAR of 39%, where a maximum FAR of 25% is permitted in the HC District.
- c. A d(6) use variance for a building height of 39.8 feet for the two multifamily buildings, where the maximum height of 35 feet is permitted in the HR District.
- d. A bulk variance for the separation between the accessory building and other buildings.
- e. A bulk variance for the separation between the multifamily buildings.
- f. A bulk variance for the parking setback.
- g. A bulk variance for the access point setback to Glenn Avenue.
- h. Design exception including:
  - (a) Section 541.F.8: Removal of Specimen Trees
  - (b) Section 531.A.4: Balcony Required
  - (c) Section 531.A.8: Exceeding Vertical Floor Assent
  - (d) Section 530.i.1: Accessible Parking Space Location
  - (e) Section 525.H: Buffer Distance
  - (f) Section 525.H.2: Buffer Planting Density
  - (g) Section 525.L.2: Planting Density in Parking Island
  - (h) Section 531.A.12: Screening of Utilities
  - (i) Section 531.A.5 LUO: Storage Area

**2.0 SURROUNDING AREA**

**2.1** The site directly abuts the loading area of the Lawrence Shopping Center, which lies to the south. A single-family detached neighborhood of Cape Cod and bungalow style dwellings that are one to one-and-a-half stories in height is located to the north of the subject parcel. Wooded vacant property is situated to the west of the subject parcel and farther west along Texas Avenue is similar single-family detached houses as those located to the north, some of which are two-stories in height. Also, further to the west is a 100% affordable senior apartment building, known as Lawrence Plaza, with 161 units. Non-residential uses are situated to the east of the subject parcel.





**Aerial Photograph**

**3.0 ZONING COMPLIANCE**

- 3.1 The subject site is located within the HC and R-4 Districts. The proposed use is not permitted in either District, a use variance was granted through Resolution No. 14-21z on April 28, 2021.
- 3.2 The Applicant requires does not require any new bulk variance from the HC or R-4 District standards. Please see the following table for additional detail.

HC & R-4 Zone – Bulk Requirements					
Standard	HC Required	R-4 Required	Existing Lot 2.02	Proposed Lot 2.02	Variance
Minimum Lot Area (Acres)	40,000 sf	60,000 sf	187,389 sf 4.3 acres	187,389 sf 4.3 acres	No
Minimum Lot Frontage	200 ft	150 ft	720 ft	720 ft	No



HC & R-4 Zone – Bulk Requirements					
Standard	HC Required	R-4 Required	Existing Lot 2.02	Proposed Lot 2.02	Variance
Minimum Lot Width	200 ft	-	716.3 ft	716.3 ft	No
Minimum Lot Depth	175 ft	-	243.8 ft	243.8 ft	No
Minimum Front Yard Setback	25 ft	50 ft	N/A	25.2 ft	No
Minimum Side Yard Setback	25 ft	40 ft	N/A	26.9 ft	no
Minimum Rear Yard Setback	60 ft	50 ft	N/A	63.6 ft	No
Maximum Floor Area Ratio	.25	.5	N/A	.38 ft	*Yes
Maximum Impervious Surface Ratio	70%	-	12%	54%	No
Maximum Building Height	35 ft	35 ft	N/A	39.8 ft	*Yes
Minimum Setback from Other Building (Accessory Structure)	50 ft	-	N/A	33.4 ft	*Yes
Minimum Usable Yard Area	-	20% each yard	65%	25.8%	No

\*Variance was granted through Resolution No. 14-21z





#### 4.0 CONDITIONS OF PRELIMINARY APPROVAL & SITE PLAN COMMENTS

4.1 The Applicant received Preliminary Major Site Plan, Preliminary and Final Major Subdivision, Use Variance d(1), d(4), and d(6), bulk variance and design exceptions through Resolution No. 14-21z on April 28, 2021. The approval was subject to conditions, the relevant conditions consist of the following:

- a. The approvals herein granted are for the Applicant's revised Site Plan for 54 residential units as set forth on the Applicant's Site Plan revised through April 15, 2021 (see Exhibit A-22). The Applicant's Final Major Site Plan application shall be for the 54 residential units hereby approved and as located on the approved Preliminary Major Site Plan.

***Satisfied. 54 units are depicted on the Site and Architecture Plans.***

- b. For the multifamily buildings (A and B), the Applicant's Site Plan shall continue to provide for rear access doors to accommodate residents parking behind the buildings.

***Satisfied. Rear access doors are depicted.***

- c. The revised Site Plan includes a 6-foot solid vinyl fence in the landscape area between the proposed multifamily buildings (A and B) and the existing shopping center. The landscaping within this area adjacent to the fence shall be administratively reviewed and approved by the Board Planning Consultant.

***Partially Satisfied. The groundcover in this location should be specified***

- d. In connection with the installation of the duplex units along Texas Avenue, the Applicant shall take all reasonable measures to save as many as the mature trees on this portion of the Property. The trees to be saved shall be protected against damage during construction as required by Section 525 N. LUO.

***Not Satisfied. The applicant is not proposing to retain trees along the Texas Avenue frontage, with minor exceptions. A design exception for Section 541.F.8: Removal of Specimen Trees has been granted, however testimony regarding the preservation of existing trees should be provided.***

- e. The fencing to be installed along the westerly boundary of the Property adjacent to the 50-foot right-of-way for that portion of Harding Avenue which is a paper street shall be 6 feet in height along the Property's common boundary with said right-of-way.

***Partially Satisfied. A 6 foot fence has been depicted in this location, and a detail for an aluminum picket fence has been provided. The Applicant should confirm the aluminum fence is proposed in the location and the color should be specified.***



- f. A sidewalk shall be provided along the westerly side of Building B. Any proposed retaining wall shall be shifted at the corner of the building to facilitate the installation of the sidewalk.  
**Not Satisfied. A sidewalk is not depicted on the westerly side of Building B; however, it is the recollection of this office that the Board determined a sidewalk was not necessary in this location and that the condition was mistakenly applied.**
- g. The Applicant shall make the following revisions to the construction details:
- (a) The crosswalks shall be ladder type, high visibility.  
**Satisfied. High visibility, ladder type crosswalks are depicted on the Site Plan and construction detail.**
  - (b) ADA ramps with mats shall be provided at all walkway intersections with driving aisles, including on the Lawrence Shopping Center.  
**Satisfied. The Applicant should confirm the installation of ADA ramps with mats at the Lawrence Shopping Center.**
- h. There shall be no on street parking on Texas Avenue adjacent to the Property.  
**Satisfied. "No Stop or Stand" signs are noted along Texas Avenue.**
- i. The Applicant has received a design exception for the removal of existing trees on the Property. As required by Section 541.1.4 LUO, evergreen replacement trees are limited to 40% of the total number of replacement trees required to be installed by the Applicant. The Applicant shall submit a revised replacement tree plan that shall be administratively reviewed and approved by the Board's Planning Consultant.  
**Satisfied. A tree replacement density calculation has been provided on Sheet 11 of the Engineering Plans. The Applicant should confirm conformance with the maximum amount evergreen replacement trees.**
- j. Lighting shall be installed in the recreational areas on the Property. The type and intensity of said lighting shall be administratively reviewed and approved by the Board staff and provided with the final, revised recreation area plan as a part of the Applicant's Final Major Site Plan application.  
**Satisfied. Lighting is depicted in the recreational areas. The lighting plan will need to be amended to provide illumination for the sidewalk to be added to the west side of the building. The Applicant should confirm compliance with Section 429K.2 LUO, which states lighting of outdoor recreational facilities shall not be permitted between 11pm and 6am.**
- k. On the Final Site Plan, all signs on the Property shall be called out with their MUTCD designation (current Sheet 5 of 17). Additional signs will be needed at and for the Property driveway. A No Outlet sign (W14-2) shall be installed on the end island at the east end of the rear parking space row. On the west end of the parking row, a No Parking Any Time sign (R7-1) shall also be provided.  
**Satisfied. The referenced signs are depicted.**



- I. Within the ADA Parking Sign on Bollard detail, the Penalty Plate shall be changed to reflect a size of 10" x 12".

***Satisfied. The bollard detail has been removed, and the 10"x12" Penalty Plate is depicted on the ADA sign.***

- m. The Applicant, after all construction on the Property and other improvements have been installed shall supplement the landscaping on the Property as determined by the Board Planning Consultants to address any gaps in the landscape screening of the project, if necessary.

***This condition should remain as a condition of the final approval.***

- n. Affordable Housing: The Applicant shall adhere to all applicable COAH regulations, which remain viable, at N.J.A.C. 5:93-1 et seq., N.J.A.C. 5:97-1 et seq. and the Uniform Housing Affordability Controls Regulations at N.J.A.C. 5:80-26.1 et seq. as well as to all terms and conditions reflected in the Property's participation in the Township of Lawrence Judgment of Compliance and Repose dated May 12, 2021, included but not limited to the following:

- (a) Bedroom Distribution: Pursuant to N.J.A.C. 5:93-7.3(a) and N.J.A.C. 5:80 26.3(b), the Applicant shall satisfy the following bedroom distribution

- i. The combined number of efficiency and one-bedroom units is no greater than 20% of the total low and moderate income units;
    - ii. At least 30% of all low and moderate-income units are two-bedroom units;
    - iii. At least 20% of all low and moderate-income units are three-bedroom units; and
    - iv. The remainder, if any, may be allocated at the discretion of the Applicant.

***Partially Satisfied. The bedroom distribution for buildings A and B has been provided and is compliant. The Applicant should provide a unit count matrix for the duplex buildings.***

- (b) Very-Low-Income Units: Pursuant to N.J.S.A. 52:27D-329.1, 13% of the total number of affordable units shall be affordable to very-low-income households. The Applicant, therefore, shall within the 50% requirement for low-income units within its development allocate 37% of the low-income units for low-income households and 13% of the low-income units for very low-income households with 50% of the units or moderate-income households.

***Satisfaction Unclear. The Applicant should confirm compliance in testimony and these items should be addressed as part of final site plan approval.***

- (c) Deed Restriction Length of Controls: Pursuant to N.J.A.C. 5:93-9.2 (e) and N.J.A.C. 5:80-26.11(a), the Applicant's newly constructed affordable units shall remain affordable to low-and moderate-income households for a period of at least 30 years



until terminated by the Township of Lawrence.

***Satisfaction Unclear. The Applicant should confirm compliance in testimony and these items should be addressed as part of final site plan approval.***

- (d) Accessibility and Adaptability: The duplex homes and multi-family buildings shall be constructed by the Applicant on the Property shall comply with the accessibility and adaptability requirement of the International Building Code-NJ Edition 2015 (“IBC-NJ 2015”) and the affordable units shall comply with COAH Rules, including but not limited to N.J.A.C. 5:97-3.14.

***Satisfaction Unclear. The Applicant should confirm compliance in testimony and these items should be addressed as part of final site plan approval.***

- (e) Amenities: The Applicant shall not charge additional fees to the affordable occupant for any amenities including but not limited to parking fees, fees for the use of any open space or recreational facility in addition to the occupant’s base rent.

***Satisfaction Unclear. The Applicant should confirm compliance in testimony and these items should be addressed as part of final site plan approval.***

- (f) Size of Unit: The size of the units to be constructed by the Applicant on the Property shall be as represented by the Applicant in the application materials.

***Partially Satisfied. The size of the duplex units are noted, however the multifamily unit sizes are not noted and should be provided.***

- (g) Administrative Agent: The Applicant shall retain an experienced Administrative Agent pursuant to N.J.A.C. 5:80-26.14 to handle administrative marketing, establish rents, and assist with the long-term administration of the affordable units on the Property. The name and contact information for the Administrative Agent shall be furnished by the Applicant to the Office of the Lawrence Township Engineer.

***Satisfaction Unclear. The Applicant should confirm compliance in testimony and these items should be addressed as part of final site plan approval.***

- (h) Renter Preference: In selecting the individuals to rent the Applicant’s affordable units, the Applicant may utilize a regional preference (COAH Region 4) as well as providing a veteran’s preference as permitted by N.J.S.A. 5:27D-311.

***Satisfaction Unclear. The Applicant should confirm compliance in testimony and these items should be addressed as part of final site plan approval.***

- o. The proposed recreation facilities to be constructed by the Applicant on the Property shall be opened to the general public. Prior to the Applicant filing for Final Major Site Plan approval, the Applicant shall confer with the Board staff to finalize the type and design of the recreational facilities on the Property particularly in the easterly portion of the Property where the Site Plan



now shows a dog park. A dog park need not be installed if the Applicant determines that the residents within the development will not be allowed to have dogs or only small dogs. The Applicant and Board Staff shall develop a plan for the recreational facilities that will best suit the needs of the residents of this new community.

***Satisfied. The dog park is no longer proposed, and the playground recreation area has been expanded.***

- p. The Applicant may partner with an artistic group to have a mural painted on the rear of the Lawrence Township Shopping Center building closest to the Property where loading docks exist for deliveries to the grocery store in the end building within the shopping center. A mural is considered a sign under the Land Use Ordinance and must be approved by the Board of Jurisdiction.

***Not applicable at this time. Approval of a mural must be an application by the Lawrence Township Shopping Center.***

- q. The construction of the six duplex units on Texas Avenue shall comply with the requirements of the Lawrence Township “lookalike” ordinance, Sec. 531 LUO.

***Partially Satisfied. The architectural plan appear to meet the standards in Section 531 of the LUO; however, testimony should be provided regarding conformance to the Township’s “lookalike” ordinance standards regarding distance between similar buildings.***

- r. The Applicant shall revise its landscape plan to install the alternate species of trees as recommended by the Board Planning Consultant. When trees are installed in accordance with the landscape plan, they shall be installed in a fashion so that there is no conflict between the trees after growth and the utility poles shown on the landscape plan.

***Satisfied. A note has been added to Sheet 3 of the Plans stating there will be no conflict.***

- s. The Applicant shall install an electric charging station for vehicles on the Property.

***Satisfied. Multiple electric vehicle charging stations are depicted.***

4.2 A detail, that specifies the color, should be provided for the retaining wall.

4.3 The schedule of Zoning Requirements summary table notes a variance is needed for the side yard setback. A variance is not needed given this portion of the site is located in the HC District, the summary table should be updated accordingly.

## 5.0 Materials Reviewed

5.1 Development application and supporting materials.

5.2 Preliminary and Final Site Plan, Major Subdivision Development Plans, prepared by Thomas J. Muller, PE, of Dynamic Engineering, dated April 15, 2020, revised to December 09, 2022 consisting of 24 sheets.



- 5.3 Boundary and Partial Topographic Survey, prepared by Craig Black, PLS, of Dynamic Survey, LLC, dated June 6, 2019, consisting of two sheets.
- 5.4 Preliminary Floor Plans and Elevations, prepared by Anthony D'Agosta, RA, of Inglese Architecture + Engineering, dated April 1, 2020, revised to July 1 2021, consisting of thirteen sheets.
  
- 6.0 **Applicant Team**
- 6.1 Applicant: RPM Development, Kevin Kavanaugh, VP, 77 Park Street, Montclair, NJ 07042. Telephone: 215-688-0432. Email: [kkavanaugh@rpmdev.com](mailto:kkavanaugh@rpmdev.com).
- 6.2 Attorney: Ryan Kennedy, Esq., Stevens & Lee, PC, 100 Lenox Drive, Suite 200, Lawrenceville, NJ 08648. Telephone: 609-243-6424. Email: [rpke@stevenslee.com](mailto:rpke@stevenslee.com).
- 6.3 Engineer: Thomas J. Muller, PE, Dynamic Engineering Consultants, PC, 1904 Main Street, Lake Como, NJ 07719. Telephone: 732-974-0198. Email: [tmuller@dynamiccec.com](mailto:tmuller@dynamiccec.com)
- 6.4 Architect: John Ingelese, RA, Inglese Architecture + Engineering, 632 Pompton Avenue, Cedar Grove, NJ 07009. Telephone: 201-438-0081.

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

TO: Brenda Kraemer, Assistant Municipal Engineer  
James Kyle, Planning Consultant  
Michael Rodgers, Construction Official  
Edward Tencza, Public Safety Coordinating Committee  
Environmental Resources Committee  
Shade Tree Advisory Committee  
Keith Lavine, Health Officer

FROM: Susan Snook, Administrative Secretary *SS*

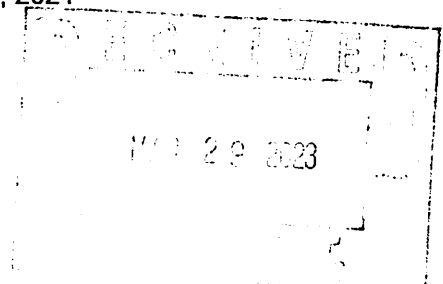
SUBJECT: Major Site Plan – Final Approval Application No. SP-2/23  
RPM Development, 2495 Brunswick Pike  
Tax Map Page 20.01, Block 2001, Lot 2.02

DATE: March 29, 2023

Attached are the following documents with regard to the above-referenced site plan application for the proposed six (6) two-story duplexes and three (3) apartment buildings:

- Letter from Stevens & Lee, Esquire, dated February 21, 2023
- Application No. SP-2/23 with Checklist
- Letter from Dynamic, dated December 12, 2022
- List of Anticipated Permits & Approvals, dated December 9, 2022
- Preliminary List of Obtained Waivers & Variances, dated December 9, 2022
- Traffic Impact Study, dated November 4, 2022
- Stormwater Management, Groundwater Recharge and Water Quality Analysis, revision dated December 2022
- Boundary & Partial Topographic Survey, Sheet 1 of 2 & Sheet 2 of 2, revision dated September 8, 2022
- Cover Sheet, Sheet 1 of 24, revision dated December 9, 2022
- Aerial Map, Sheet 2 of 24, revision dated December 9, 2022
- General Notes, Sheet 3 of 24, revision dated December 9, 2022
- Site Plan, Sheet 5 of 24, revision dated December 9, 2022
- Grading Plan, Sheet 6 of 24, revision dated December 9, 2022
- Drainage Plan, Sheet 7 of 24, revision dated December 9, 2022
- Utility Plan, Sheet 8 of 24, revision dated December 9, 2022
- Storm Sewer Profiles, Sheets 9 and 10 of 24, revision dated December 9, 2022
- Landscape Plan, Sheet 11 of 24, revision dated December 9, 2022
- Lighting Plan, Sheet 12 of 24, revision dated December 9, 2022
- Construction Details, Sheets 13 – 18 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan (SU-30), Sheet 19 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan (fire truck), Sheets 20 and 21 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan A (WB-67), Sheet 22 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan B (WB-67), Sheet 23 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan C (WB-67), Sheet 24 of 24, revision dated December 9, 2022
- Architectural Plans:
  - Sheets A-1.00, A-1.01, A-2.10, A-2.11, A-2.12, revision dated July 1, 2021
  - Sheets A-1.10, A-1.12, A-2.01, A-3.00, revision dated March 11, 2021
  - Sheet A-2.00, revision dated February 8, 2021
  - Sheet A-3.10, revision dated December 4, 2020
  - Sheet A-3.11, revision dated July 7, 2021

*no comments BID, 3/29/23 MR*  
*NO COMMENTS FIRE 6/3/09/2023 SF*  
*NO COMMENTS ELECTRIC 4/8/2023 JF*  
*NO COMMENTS PCB 4/3/23*





LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: April 4, 2023

To: James Parvesse, P.E., Municipal Engineer, Secretary to Planning Board

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
- Final Major Site Plan w/ Variances**

PROJECT NAME: RPM Development , LLC - SP-2/23

LOCATION: 2495 Brunswick Pike

BLOCK: 2001 LOT # 2.02 PR# -

OWNER: RPM Development - Applicant Phone: 215-688-0432

ENGINEER/ARCHITECT: Thomas Muller, PE - Dynamic Engineering Consultants, PC

ADDRESS: 1904 Main St.  
Lake Como, NJ 07719 PHONE: 215-688-0432

APPROVAL  DISAPPROVAL  APPROVAL WITH CONDITIONS


COMMENTS:

Provide will serve letters from Trenton Water Works (TWW) and Ewing Lawrence Sewerage Authority (ELSA).

Construction and operational activities shall be in accordance with the Lawrence Township Noise Nuisance Ordinance and NJDEP anti-idling regulations.

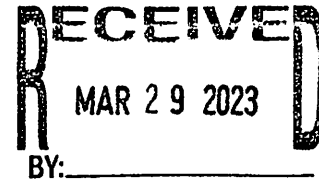
Trash enclosure shall be of adequate size with sufficient waste containers for trash and recycling to support the anticipated population to be served. One trash enclosure is proposed for 54 residential units with 123 bedrooms. General Note #12b on Final Site Plan Sheet 3 proposes "at least 1 trash and recycling pick up location for each multi-family building." Please clarify/ justify number and sizes of dumpsters proposed and locations thereof. Consider adding a trash enclosure to serve Building B.

  
John R. Sullivan, REHS

  
Keith Levine, Health Officer

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

TO: Brenda Kraemer, Assistant Municipal Engineer  
James Kyle, Planning Consultant  
Michael Rodgers, Construction Official  
Edward Tencza, Public Safety Coordinating Committee  
Environmental Resources Committee  
Shade Tree Advisory Committee  
Keith Lavine, Health Officer



FROM: Susan Snook, Administrative Secretary *SS*

SUBJECT: Major Site Plan – Final Approval Application No. SP-2/23  
**RPM Development**, 2495 Brunswick Pike  
Tax Map Page 20.01, Block 2001, Lot 2.02

DATE: March 29, 2023

Attached are the following documents with regard to the above-referenced site plan application for the proposed six (6) two-story duplexes and three (3) apartment buildings:

- Letter from Stevens & Lee, Esquire, dated February 21, 2023
- Application No. SP-2/23 with Checklist
- Letter from Dynamic, dated December 12, 2022
- List of Anticipated Permits & Approvals, dated December 9, 2022
- Preliminary List of Obtained Waivers & Variances, dated December 9, 2022
- Traffic Impact Study, dated November 4, 2022
- Stormwater Management, Groundwater Recharge and Water Quality Analysis, revision dated December 2022
- Boundary & Partial Topographic Survey, Sheet 1 of 2 & Sheet 2 of 2, revision dated September 8, 2022
- Cover Sheet, Sheet 1 of 24, revision dated December 9, 2022
- Aerial Map, Sheet 2 of 24, revision dated December 9, 2022
- General Notes, Sheet 3 of 24, revision dated December 9, 2022
- Site Plan, Sheet 5 of 24, revision dated December 9, 2022
- Grading Plan, Sheet 6 of 24, revision dated December 9, 2022
- Drainage Plan, Sheet 7 of 24, revision dated December 9, 2022
- Utility Plan, Sheet 8 of 24, revision dated December 9, 2022
- Storm Sewer Profiles, Sheets 9 and 10 of 24, revision dated December 9, 2022
- Landscape Plan, Sheet 11 of 24, revision dated December 9, 2022
- Lighting Plan, Sheet 12 of 24, revision dated December 9, 2022
- Construction Details, Sheets 13 – 18 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan (SU-30), Sheet 19 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan (fire truck), Sheets 20 and 21 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan A (WB-67), Sheet 22 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan B (WB-67), Sheet 23 of 24, revision dated December 9, 2022
- Vehicle Circulation Plan C (WB-67), Sheet 24 of 24, revision dated December 9, 2022
- Architectural Plans:
  - Sheets A-1.00, A-1.01, A-2.10, A-2.11, A-2.12, revision dated July 1, 2021
  - Sheets A-1.10, A-1.12, A-2.01, A-3.00, revision dated March 11, 2021
  - Sheet A-2.00, revision dated February 8, 2021
  - Sheet A-3.10, revision dated December 4, 2020
  - Sheet A-3.11, revision dated July 7, 2021

This application will be scheduled for review by the Zoning Board of Adjustment in the near future.

Please review these documents and submit your report to this office as soon as possible, but **no later than Monday, May 1, 2023** so that reports may be provided to the applicant and Board members prior to the meeting.

SJS

g/engineering/rpm sp-2/23/distribution review memo.doc

Attachments

cc: Edwin W. Schmierer, Esq., Zoning Board Attorney (w/atts.)

All Previous Comments  
Addressed

A large, stylized handwritten signature in black ink, appearing to be the initials 'EWS'.

5-1-2023

TOWNSHIP OF LAWRENCE  
2207 Lawrence Road  
Lawrence Township NJ 08648

---

**REPORT**  
**Lawrence Township Shade Tree Advisory Committee**

**Filed 5/1/2023 from April 24, 2023 meeting**  
**7:00 p.m.**

Committee members David Bosted (chair), Ed Sproles, Ed Brzoza and Pam Mount contributed to this report.

**Major subdivision, Lawrence Shopping Center Multifamily Housing Development on Texas Ave.** We have reviewed the landscaping plans from the revised plans and make these suggestions:

- **Serbian spruce** is proposed as a major type of tree planting. We find this to be questionable. Replace most of these with native trees – or at least with other evergreens that are known to do well in our area. Serbian spruce trees can grow to be very large – too large for this dense development.
- **Overplanting** is a problem in this proposal. Many plantings are in clusters of nine, when one or two would be more appropriate.
- **The proposed privacy screen is especially too dense.** “Emerald green” arbor vitae is probably the best choice for the primary planting in the privacy screen. “Green Giant” is also a successful type of thuja, and also can be spaced to allow individual trees/ large shrubs to prosper as a screen..
- **The proposed Tulip poplars will quickly become too large.** Tulip poplars next to roadways can shed limbs and cause damage. **Replace the tulip poplars with smaller, Spring-blooming trees.**
- **NO ASH TREES.** The proposed Fraxinus Americana “Autumn purple” is subject to emerald ash borer infestation, damage and death.
- **The soils seem likely to include dumped ceramic waste.** The neighboring parking lot includes dumped ceramic waste. That would affect the tree plantings on this site. Investigate if the plantings as proposed will prosper, based on a comparison of the problems on the adjoining parking lots.

Respectfully submitted  
David Bosted, STAC  
Chairperson



RECEIVED

JUL 21 2023

**To:** Lawrence Township Zoning Board  
**From:** Environmental and Green Advisory Committee (EGAC)  
**Date:** July 20, 2023  
**Re:** RPM Development, LLC

ENGINEERING DEPT.

Per the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), the Committee has reviewed the application materials provided by the Township of Lawrence.

### SUGGESTION/RECOMMENDATION DETAIL

#### Stormwater Management

It is unclear if the application meets the exception to the recently adopted "Inland Flood Protection Rule." As storms are increasing in frequency and severity, the rule incorporates the best available climate-informed data to design stormwater management. If the applicant has not been granted an exemption, new calculations and designs are required. If there is an exemption, stormwater management will be undersized.

1. Exemptions:

*N.J.A.C. 7:13-2.1(c)1 exempts from regulation activities that were part of a project that was received by the Department as complete for review prior to the date of this adoption, provided the application is subsequently approved. An additional exemption is provided at N.J.A.C. 7:13-2.1(c)4, under which, as adopted, a regulated activity is not subject to the adopted new standards in cases where the activity was not located within a regulated area prior to the effective date of these rules, provided the activity has received one or more MLUL approvals listed at approvals listed at (c)4i, or is not subject to the MLUL and has begun construction prior to this rulemaking pursuant to (c)4ii.*

2. If there is an exemption, can the applicant testify as to what effect the best available climate-informed data would have on the current design? Of concern are increased flooding and erosion upstream as well as downstream, impact on the stormwater ditch and erosion, the flooding of the project parking lot, flooding of the lower level, property loss and exposure to mold and mildew, the increased risk of sinkholes, and the care and maintenance of the playground after flood events.
3. Clarify the grading pattern of the flat area/playground leading to the 15" outlet pipe and add spot elevations on the corners of the recreation area. Needs to be clear for the contractor to avoid in-the-field decision-making.
4. Using the best available, most recent climate-informed precipitation data, how often will the playground flood and therefore need to be off-limit and be cleaned of untreated runoff and remaining muddy film?
5. Is there a plan in place if the parking lot floods? How will residents be informed and where will parking be available? The concern is for the safety of vulnerable residents as well as preventing property and financial loss.
6. Is the contractor experienced with "PaveDrain" (the selected pervious pavers) installation? Suggest an Engineering Inspector be on site during construction as proper installation is critical.
7. Maintenance for the "PaveDrain" pervious pavers in the Stormwater Management Maintenance Manual is missing; include. Additionally, per the BMP Manual, the maintenance plan must include a log for recording each of the test locations (at least 3) and the test results (not averaged) for future reference.
8. Include maintenance and cleaning of playground equipment and overflow area in the Stormwater Management Maintenance Manual. Cross-reference with facility management/maintenance manual.

### **Wetlands and Green Acres Encumbered Open Space**

1. The wetlands and Green Acres Open Space are located on the west side of the property. The site disturbance and building are alongside and adjacent. *There is no accommodation for construction tolerance, adjusting for mistakes, and no room for maneuvering equipment.* Can the wetland buffer and property line truly be respected with the construction of the wall so close? Same with Building B along the buffer, including when fill dirt is used against the building as it could easily extend into the buffer during construction.
2. Encroachment onto the Green Acres funded encumbered open space would trigger a diversion (costing the township) and would also disallow any Green Acres project funding in the township. This needs to be prevented and conditions in place to protect the financial and environmental resources of the township should there be violations.
3. The committee recommends further conditions of approval that the applicant testify to the ability to comply with wetland buffers and property boundaries, that fencing (silt fencing as indicated in the applicant's "Low Impact Design Checklist" protecting the Limit of Disturbance) be placed along the wetland buffer, and that an engineering inspector be *onsite* to ensure the *property line* and *buffer* are respected *throughout* construction, as well as *strict oversight and enforcement* of the "Soil Erosion and Sediment Control Plan" and Best Practices, and stormwater management construction.
4. The retaining wall will likely lead to increased puddling and water level fluctuations (WLF) in the wetlands, especially given increased precipitation and development across the watershed, which in turn affects the hydrology and chemistry of the wetlands and impacts both plant and animal life as well as the ability to manage groundwater recharge and flooding. The township is responsible for the care and protection of the Green Acres encumbered property and the wetlands are a valuable township environmental inventory asset. *How can these negative externalities impacting the township be addressed?*

### **Missing the required "Sustainable Design Assessment" and details**

Per the township Land Use Ordinance: *"This Sustainable Design Assessment shall set forth ways in which the proposed development will utilize sustainable building design, materials and systems, environmentally-conscious site design and development techniques, and facility management practices which promote natural resource preservation and the reduction of energy consumption (particularly non-renewable energy consumption). The Sustainable Design Assessment shall include life-cycle costs analysis as appropriate which compare the proposed development to best available practice..."*

1. A few aspects of the required but missing "Sustainable Design Assessment" have been addressed in the "Low Impact Development Checklist" and the "Environmental Impact Statement" (EIS). However, aspects of High Performance, Green Building, and decarbonizing are missing. Can the applicant provide Green Building details, especially around energy efficiency (beyond mention of LED outdoor lighting briefly mentioned in the EIS), building performance, and how the design aligns with *NJ Energy Master Plan* goals as well as the *Sustainability Element* of the Master Plan and Township *Community Energy Plan* and goals?
2. Include additional information for facility management/maintenance, such as a manual and training, that includes sustainable practices such as Integrated Pest Management, specifics on low/non-VOC paint, minimizing de-icing products, alternatives to gas-powered landscaping maintenance, water conservation, best mulching practices including no mounding up against trees (aka mulch volcano), etcetera. Integrate sustainable landscaping practices into the Stormwater Maintenance Manual.

### **Sinkholes**

Sinkholes have been well documented over the years across the shopping center property, most recently at the Lidl Supermarket during recent renovations. The concern is for sinkholes developing on the property in the future. Has the concern been addressed? What assurances or protections are available for financially vulnerable residents, for instance, property loss and no insurance?

### **Historic Fill**

There is a concern about possible soil contamination from lead, metals, and/or other compounds from the historic pottery fill. What testing has been done or can be done to ensure the health of the residents? LSRP? Does the site disturbance increase migration of potential contamination on site or downstream?

**Lighting**

Most of the outdoor lighting listed is Hubbell PCOWC-22LED-3.ies, is this actually 20LED? Regardless, the CCT (Correlated Color Temperature) for the PCOWC series is 4000k or higher, which would affect the health of insects, birds, and humans. Request lighting with CCT of 3000k be substituted.

**Landscaping**

Almost all the trees and vegetation will be removed including highly beneficial mature oak. Most of the replacement trees and plants are *hybrids* and *non-natives* which provide limited ecological services. Substitute these with non-hybrid, native (as indicated in the applicant's "Low Impact Design Checklist") species, especially the most beneficial Keystone Species.

**Transportation**

Is there bike parking?

Is there EV parking and charging?





**SURINDER S.  
ARORA, PE  
President**

**ARORA and ASSOCIATES, P.C.  
Consulting Engineers  
Princeton Pike Corporate Center  
1200 Lenox Drive, Suite 200, Lawrenceville, NJ  
08648  
(609) 844-1111 • Fax (609) 844-9799**

## MEMORANDUM

**DATE:** August 10, 2023

**TO:** Lawrence Township Planning Board and Zoning Board of Adjustment

**FROM:** Quazi Masood, P.E., PTOE *QM*  
William T. Dougherty, PE, PTOE *WTD*  
Traffic Consultant

**SUBJECT:** RMP Development, LLC – 2495 Brunswick Pike  
Preliminary & Final Site Plan w/Variance Application SP-2/23  
(formerly SP-5/20, S-2/20 & ZB-3/19)  
Resolution Compliance Review Memorandum #1  
Lawrence Township Mercer County, New Jersey  
Tax Map Sheets 20 & 20.01, Block: 2001, Lot: 2.02  
(formerly Lots 3, 60-66 and 68)

### Document Received

We are in receipt of the following information for review pertaining to the submission of Resolution of Memorialization Compliance Review for the RPM Development – 2495 Brunswick Pike located along the south side of Texas Avenue to the rear of the Lawrence Shopping Center on Business U.S. Route 1:

- One e-mail from Brenda Kraemer, Assistant Municipal Engineer dated August 3, 2023, for reports due no later than Wednesday August 9, 2023.
- One copy of Lawrence Township Zoning Board of Adjustment Resolution 14-21z (22 pages) approved May 19, 2021.
- One bound copy of Traffic Engineering Review Memorandum (12 pages) prepared by Arora and Associates, P.C. dated December 7, 2020.
- One copy of Applicant's Attorney Letter (1 page) dated February 3, 2023, prepared by Ryan P. Kennedy, Esq. at Stevens & Lee
- One copy of the Application and Supporting Documents (29 pages) prepared by Ryan P. Kennedy, Esq. at Stevens & Lee
- One set of Architectural Plans (13 sheets) prepared by Inglese Architecture and Engineering dated April 1, 2020, last revised July 1, 2021
- One Boundary and Partial Topographic Survey of RMP Site (1 sheet) prepared by Dynamic Survey, LLC dated 6/6/2019, last revised 9/8/2022.
- One Boundary and Partial Topographic Survey of Lawrence Shopping Center Site (1 sheet) prepared by Dynamic Survey, LLC dated 6/6/2019, last revised 9/8/2022.
- One Cover & Tax Certification Letter (2 pages) prepared by Stevens & Lee, dated December 19, 2022

- One Transmittal & Responses Letter (10 pages) prepared by Dynamic Engineering Consultants, P.C. dated December 12, 2022.
- One Township of Lawrence Completeness Letter (1 page) prepared by Brenda Kraemer dated March 29, 2023.
- One Township of Lawrence Scheduling Letter (2 pages) prepared by Brenda Kraemer dated June 20, 2023.
- One set of Preliminary & Final Major Site Plans (24 sheets) prepared by Dynamic Engineering Consultants, P.C. dated April 15, 2020, last revised December 9, 2022
- One copy of Stormwater Management Report (143 pages) prepared by Dynamic Engineering Consultants, P.C. dated April 2020, last revised December 2022.
- One Township Letter (2 pages) dated January 6, 2023, with a finding of “Incomplete”.
- One Traffic Impact Study (65 pages) prepared by Dynamic Traffic dated November 4, 2022.
- One Verification of Tax Payment (1 page) prepared by Ryan Kennedy at Stevens & Lee dated January 6, 2023.

### Conditions and Responses – Resolution of Memorialization

Per the Resolution of Memorialization, there were thirty-nine (39) Conditions that required compliance, numbered 1 through 39. Among those 39 conditions, the following fourteen (14) conditions were Traffic related, Conditions 3, 8 & 9, 17a, b, & c, 19, 22 through 26, 31, 35, 37 & 39. As such, this memorandum will focus on those fourteen Traffic Engineering related compliance requirements, and they are shown in **blue bold** font.

Per **Condition 3**, “For the multifamily buildings (A and B), the Applicant’s Site Plan shall continue to provide for rear access doors to accommodate residents parking behind the buildings.” *The Applicant responded “Information. No response required.”* **Condition Satisfied, rear entrances shown.**

Per **Condition 8**, “The Applicant shall be responsible for road restoration of Texas Avenue to extend 50’ beyond the eastern construction limits within the same (comment 1.08 from Engineering Report dated August 31, 2020). This will consist of full width milling and overlay. All trench repair within the right-of-way shall include 6-inch stabilized base course due to the classification of Texas Avenue.” *The Applicant responded “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.”* **Condition Satisfied, road restoration along Texas Avenue is shown on the revised Site Plan.**

Per **Condition 9**, “A sidewalk shall be provided along the westerly side of Building B. Any proposed retaining wall shall be shifted at the corner of the building to facilitate the installation of the sidewalk. The Applicant shall obtain cross access easement and general site construction easements from the Lawrence Shopping Center. The form and content of said easement shall be administratively reviewed and approved by the Township Engineer and Board Attorney.” *Applicant responded “The Applicant will obtain a cross-access easement and general site construction 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 portico of Building B is not necessary in order to provide access to the southern portion of the site.* **Condition Open pending Board’s approval of this explanation and alternative solution.**

Per **Condition 17**, “The Applicant shall make the following revisions to the construction details:

- a. The crosswalks shall be ladder type, high visibility
- b. ADA ramps with mats shall be provided at all walkway intersections with driving aisles, including on the Lawrence Shopping Center.
- c. A subbase of four-inch (4”) dense graded aggregate is required under all drainage structures, curb and sidewalks.”

*Applicant responded “The enclosed site plan drawings have bene 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 beneath all drainage structures, curbs and sidewalks...”* **Condition Satisfied for Item ‘a’ and ‘c’ above, and Partially Satisfied for Item ‘b. Detectable Warning Surface with Truncated Domes detail is missing. ADA Ramp with Detectable Warning mat is missing from north end of crossing to Shopping Center.**

Per **Condition 19**, “There shall be no on street parking on Texas Avenue adjacent to the property.” *The Applicant responded “Information. No response required.”* **Condition Open, No Parking Anytime signs should be posted on Texas Avenue adjacent to the property.**

Per **Condition 22**, “For the crosswalk between the Property and the Lawrence Shopping Center, No Pedestrian Crossing (Symbol) and Use Crosswalk signs [(R9-3 & R9-3bp (L or R))] shall be installed on the pedestrian crossing. A raised pedestrian crosswalk shall be provided. *Applicant responded “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.”* **Condition Open. Please remove ‘R9-3BL signs’ as shown in the plans. Moreover, the crosswalk is shown incorrectly as ‘painted’, not raised as outlined in the Condition. Necessary revisions should be made.**

Per **Condition 23**, “On the Final Site Plan, all signs on the Property shall be called out by their MUTCD designation (current sheet 5 of 17). Additional signs will be needed at and for the Property driveway. A No Outlet sign (W14-2) shall be installed on the east island the east end of the rear parking space row. On the west end of the parking row, a No Parking Any Time sign (R7-1) shall also be provided.” *The Applicant responded “The enclosed site plan drawings have been revised to provide 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 Anytime’ sign has been provided on the west end of the rear parking space row.”* **Condition Open. The Van Accessible Plaque is mislabeled as R7-8a instead of MUTCD designation R7-8P (P for Plaque). The Penalty Plate is also mislabeled as R7-8P, instead R(NJ)7-8A per the New**

**Jersey Sign Manual.** The R9-3A as shown in the plan is incorrect, it should be R9-3. Moreover, sign R9-3BR (MOD) is incorrect, it should be R9-3bP (L or R) per MUTCD. No Outlet Sign Detail ‘W14-2’ is missing. The correct sign details those should be included in the plans are presented below for reference.



Per **Condition 24**, “On the Applicant’s Construction Details (Sheet 14 of 23), the ADA Stall Markings Detail shows a concrete wheel stop. If said wheel stop is intended to be installed on the Property, the detail shall be shown on the Applicant’s Final Site Plan.” *The enclosed site plan drawings have been revised to eliminate the concrete wheel stop from the ADA Stall Markings detail.* **Condition Satisfied.**

Per **Condition 25**, “The Applicant shall revise on its final Site Plan the ADA Parallel Curb Ramp Detail where the current Site Plan shows the ‘head’ of the accessible area having a flush curb. The applicant shall install a handicap-accessible sign to be placed behind the sidewalk/ramp area. With this sign placement, the sign should be placed on a breakaway post instead of the concrete-filled bollards.” *Applicant responded “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.”* **Condition Satisfied.**

Per **Condition 26**, “Within the ADA Parking Sign on Bollard detail, the Penalty Plate shall be changed to reflect a size of 10” x 12”.” *Applicant responded, “The enclosed site plan drawings have been revised to reflect a Penalty Plate size of 10” x 12” on the ADA parking sign detail.”* **Condition Satisfied. However, see Condition 23 above for corrections to the sign designations.**

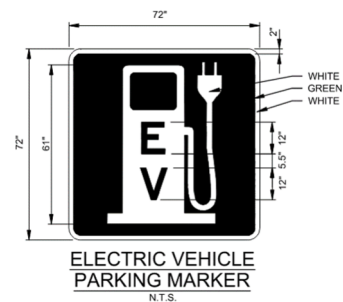
Per **Condition 31**, “The final improvements to the pedestrian access from the Property to the Lawrence Township Shopping Center including signage, crosswalk markings, etc. shall be administratively reviewed by the Office of Lawrence Township Engineer in consultation with the Board Traffic Consultant.” *Applicant responded “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.”* **Condition Open. Please see Condition 22 above for corrections.**

Per **Condition 35**, “The Applicant shall satisfy the fire safety requirements as set forth by the Lawrence Township Fire Marshall. The designated fire lane markings on the curb line as well as signage shall be required within the Property as per Ordinance #2060-10. The yellow striping along the length of the curb shall be installed and “no parking fire lane” signs shall be installed.” *Applicant responded, “The site plan drawings have been revised to provide fire lane striping and signage per the direction of the Lawrence Township Fire Marshall.”* **Condition Satisfied pending Fire Marshall’s approval.**

Per **Condition 37**, “The Applicant shall install an electric charging station for vehicles on the property.” *Applicant responded, “The enclosed site plan drawings provide two (2) electric vehicle charging stations on the northwest portion of the property.”* **Condition Partially Satisfied. Electrical Vehicle (EV) Charging Equipment is not shown in the detail plan sheet. EV Charging Sign and Marking Details are also missing. Please use the following signs:**



**MUTCD D9-11b (California Alternate)**



**(EV marking detail from PANYNJ)**



Per **Condition 39**, “The Applicant shall comply with outstanding conditions in the Township Staff, Consultant and Board/Committee reports unless otherwise modified by this Resolution.” *The Applicant responded, “Information. No response required.”* **Based on Arora’s Traffic Review letter of December 7, 2020, prepared by James Kochenour, P.E., this adds the following Traffic Related Conditions:**

Supplemental Traffic Analysis

1. *Satisfied. Applicant responded “Information. No response required.”*
2. *Satisfied. Applicant responded “Information. No response required.”*
3. The traffic engineer makes the statement that “... it is not anticipated that the proposed development will have any perceptible impact on the traffic operation of the adjacent roadway network.” While it is noted that the proposed development will not generate a large volume of traffic, the above statement does not make any references to the existing traffic operational characteristics regarding the intersections of US Route 1 and Texas Avenue, and Princeton Pike and Texas Avenue. To the extent it is possible to do so, an objective assessment of the traffic operational characteristics at these two locations is to be provided.

In addition, to the extent it is possible to do so, an order of magnitude of the traffic volumes along Texas Avenue within the site frontage is to be provided.

Partially Satisfied

*The traffic engineer has provided an operational analysis of Texas Avenue’s intersection with US Route 1 and the proposed site driveway. This analysis was completed pursuant to currently accepted traffic engineering industry standards. The results are in line with the traffic data which was collected, the traffic projections which were accomplished, and the traffic assumptions and analyses which were made.*

*Based on the Supplemental Traffic Analysis, the following questions/observations are made:*

- a) *Based on Dynamic’s Response Letter of November 20, 2020, a statement is made that neither of the two existing intersections would meet the criteria for a traffic analysis as provided by the NJDOT or the Institute of Transportation Engineers. It is presumed that this statement is made with reference to the NJDOT’s State Highway Access Management Code and its reference to a “significant increase in traffic volumes” caused by a development proposal. Given this presumed reference to the Access Management Code, it is noted that for the eastbound Texas Avenue left turn movement at US Route 1 for the PM peak hour, a potential “violation” of the Code would result, in that the Level of Service F for this movement is degraded by 8 seconds (276 seconds to 284 seconds). The question is raised as to what mitigation could be applied to address this condition.*
- b) *The traffic engineer provided information relative to queue lengths which could result for Texas Avenue eastbound during the PM peak hour. The traffic engineer indicates a resulting queue length*

*for this movement of at least 549' with a further comment that the proposed site driveway is 865' from US Route 1, therefore it would not be impacted by this queue length. However, an assessment is to be made of the impact from this projected queue length on the operation of the Lawrence Shopping Center Driveway intersection along Texas Avenue which is approximately 425' closer to US Route 1 (or about 440' from it).*

*The total of 13 trips and 17 trips, respectively, for the AM and PM peak hours, to and from the intersection of Princeton Pike and Texas Avenue, will not lead to any appreciable traffic impacts at this intersection.*

*Applicant responded "The enclosed Traffic Impact Study has been revised 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 'B' 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 95<sup>th</sup> 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."*

#### **Condition Satisfied.**

- 4. Satisfied. Applicant responded "Information. No response required."*
- 5. Satisfied. Applicant responded "Information. No response required."*
- 6. Satisfied. Applicant responded "Information. No response required."*



## Site Plan

1. Pursuant to the requirements of the New Jersey Administrative Code, Title 5, Section 5:21-4.14, Parking: Number of Spaces, Table 4.4, a parking requirement of 141 spaces results based on the one, two, and three-bedroom mix numbers for the proposed development. The applicant is proposing a parking supply of 79 spaces for the 70 garden apartment units. Given these numbers, the Board would be asked to grant a parking variance for 62 spaces, a not insignificant, or deminimis number.

In support of the variance request, the applicant has provided the following information/documentation:

- A parking supply and parking usage summary of residential developments operated by the RPM Development Group.
- A copy of a Findings of Fact and Conclusions of Law for a 65-unit, multi-family affordable housing development located in Princeton (adopted July 18, 2019).
- A copy of a letter from the manager of Lawrence Shopping Center Associates, LLC.

This documentation gives rise to the following comments/questions:

- a) The data/information from the parking summary is to be explained.

Within the Usage Column, a number of blocks say “Full”. Does this mean that a site’s available parking is 100% utilized and if it does, is there a latent or excess parking demand which is not being met?

- b) Within the Usage/#Units column some percentages are shown. How are they produced and what do they represent?
- c) Within the City column, most of the designations could be considered to be “cities” or certainly more urban areas than this area of Lawrence Township. More urban areas with family demographics with more association to an urban environment and with more accessibility to mass transit opportunities and off-site parking provisions could materially impact a residential development’s parking demand. This area of Lawrence Township would not be considered to be a traditional urban environment.
- d) It would be helpful to have some insight into what causes the fluctuations in the Parking Ratio column (from a low of 0.24 spaces per unit to 2.32 spaces per unit).
- e) There is a reference on page 13 of the Findings of Fact, to the Princeton Census data showing that a rental unit averaged approximately 1.15 cars per unit. Within the Traffic and Parking Assessment, for the Lawrence Township area, reference was made to a rental unit averaging 1.08 vehicles per unit. The basis for the development of these rates is to be provided as well as the applicability of this 1.08 vehicle per unit to this particular project.

## Partially Satisfied

*Testimony was provided at the public hearing (virtual) on September 16, 2020 supporting the parking variance request as well as other documentation. The testimony and accompanying documentation made a supportable case for a parking supply ratio of 1.46 per unit.*

*The affordable apartment developments' parking demand which was provided (for nine developments) shows an average parking demand of 1.37 spaces/unit. The locations which were counted appear to represent more suburban communities along the lines of a Lawrence Township than more urbanized areas. Only the two developments in Barnegat Township exhibited a parking demand greater than 1.46 spaces/unit. Are there reasons why these two could be higher?*

*At a parking supply ratio of 1.46 spaces/unit, 32 of the 70 proposed units could have a second vehicle.*

*Within the provided documentation was a Findings of Fact for a 65-unit affordable housing (apartments) development in Princeton. Has this development been built and occupied and if so, has any parking demand data been collected?*

*The Board is to consider including a condition of approval that after the thirty-fifth Certificate of Occupancy is issued for this development that a parking demand study be conducted to gauge the parking requirement being generated by the development. The results of this study will be provided to Lawrence Township for evaluation. The Applicant responded "The encloses site plan drawings have been revised to remove 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." **Condition Open. According to the testimony provided on September 16, 2020, the parking supply ratio should be calculated as 1.46 spaces/unit, which equates to about 79 parking spaces for 54 units, not 109 spaces. We refer this matter to the Board for approval.***

2. Satisfied. Applicant responded "Information. No response required."
3. Satisfied. Applicant responded "Information. No response required."
4. Satisfied. Applicant responded "Information. No response required."
5. Satisfied. Applicant responded "Information. No response required."
6. Satisfied. Applicant responded "Information. No response required."
7. Satisfied. Applicant responded "Information. No response required."
8. Pursuant to Code Section 525 L.1., end islands are to be at least 8' wide. The end island at the end of the entrance driveway on its left side appears to be less than that (7-7 ½'). This island is to have a conforming minimum width of 8'.

Partially Satisfied

*All proposed end islands are 8' wide which conforms to Code. There are two landscaped islands within parking bays which are 8' and 8 ½' wide, respectively. Islands between parking bays are to be a minimum of 10' wide. It appears that the mid-bay island to the rear of Buildings A and B could easily be made 10' wide.*

*I will defer to the Board's Planner regarding this matter. Applicant responded "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." **Condition Satisfied.***

9. The proposed sight triangles are to be shown on the Landscape Plan, Sheet 8 of 17. In addition, a note is to be added to the Landscape Plan that all trees within the sight triangle are to be limbed to a minimum height of 10', and ground vegetation is to be kept pruned to a height not exceeding 30".

*Partially Satisfied*

*The requested note has been added to the Landscape Plan (Sheet 11 of 23). The placement of the first two pine trees to the east of the site driveway is to be reviewed. It appears that there could be some encroachment into the sight triangle to the east by one or both of these trees and they may not be able to be limbed to an acceptable height. I will defer to the Board's Planner regarding this matter. Applicant responded, "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." **Condition Satisfied.***

10. Street lighting is to be provided at the two access drives.

*Partially Satisfied*

*And A-1 lighting fixture has been shown on the southwest corner of the site driveway along with the corresponding footcandles adjacent to it. It appears that the vehicular traffic footcandles are slightly less than required for this type of application (see Table 5.13).*

*I will defer to the Board's Planner with regards to this matter. Applicant responded, "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." **Condition Satisfied.***

11. Two pedestrian connections are shown leading from the proposed site to the rear of the shopping center. What provisions will exist/be provided to accommodate those pedestrians using these connections to travel through the shopping center area?

These connections will lead to/from the rear loading area for the shopping center.

*Partially Satisfied*

*The two referenced pedestrian connections have been eliminated. In their place, a pedestrian path will be created from Building A in an easterly direction to a proposed pedestrian crossing which will lead to the front of the shopping center. The pedestrian crossing will cross the access to/from the shopping center's rear loading area.*

*The area on the south side of this loading area access way will be built out to create an access 30' wide. Consideration is to be given to relocating the proposed pedestrian crossing to the east to the intersection of the loading area access way and the site driveway from Texas Avenue. Any additional sidewalk is to be constructed which would complete this path between the development and the front of the shopping center.*

*If this crosswalk is placed as described above, No Pedestrian Crossing (Symbol) and Use Crosswalk signs [(R9-3 and R9-3bp (L or R))] are to be installed where the pedestrian crossing is currently shown. Applicant responded "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 along the eastern portion of the shopping center building.*

*The proposed pedestrian crossing utilizes 'No Pedestrian Crossing' and 'Use Crosswalk' signage at the location of the crossing." Condition Satisfied. Please see Conditions 22 above for minor corrections to the proposed crosswalk.*

12. All signs are to be called out with their MUTCD designation on the Site Plan (Sheet 5 of 17). Additional signs will be needed at and for the site's two access driveways. One Way signs (R6-1 L or R) will be needed at both ends of both driveways. Providing the MUTCD sign designations will permit the determination of where signs are to be placed and their types and if additional signs are required.

Open

*All MUTCD signs are to be called out on the Site Plan (Sheet 6 of 23), e.g. STOP, Handicap Accessible Parking. It is also recommended that a No Outlet sign (W14-2) be installed on the end island at the east end of the rear 37 space parking row. On the west end of this parking row, a No Parking Any Time sign (R7-1) is to be provided. The area to the west of this row is to be kept clear to be used by vehicles wishing to turn around. Applicant responded "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 Anytime' sign has been provided on the west end of the rear parking row along Building B." Condition Open. Please see Conditions 23 & 37 above for corrections.*

13. Satisfied. Applicant responded "Information. No response required."

14. All handicap-accessible parking is to be dimensioned and the handicap accessible signing shown and called out. It is noted that for the van-accessible space, if only one is proposed, its parking area is to be to the left of the accessible area.

Partially Satisfied

*The five proposed handicap-accessible parking spaces have been dimensioned.*

*The appropriate signing is to be called out for each of the five spaces. This will help to establish (on the Site Plan) which space or spaces will be van accessible.*

*On the Construction Details (Sheet 14 of 23), the ADA Stall Markings Detail shows a concrete wheel stop. If this device will not be required, it is to be removed from the detail. If required, it should be shown on the Site Plan. Applicant responded “The enclosed site plan drawings have been revised to provide labels for each parking stall sign. In addition, the ADA Stall Marking detail has been revised to remove the concrete wheel stop from the detail.” **Condition Satisfied.***

15. The following comments pertain to sheet 12 of 17 (Construction Details):

a) Satisfied. Applicant responded “Information. No response required.”

b) All MUTCD signs are to be depicted and designated with their sizes shown.

Partially Satisfied

*The Do Not Enter and One Way signs can be eliminated. They are not to be used.*

*The W16-7P Plaque should have the appropriate “L” or “R” shown with it.*

*No Pedestrian Crossing and Use Crosswalk signs (R9-3 and R9-3b/ L or R) are to be shown. (These four signs may or may not be included depending on where the pedestrian crossing at the loading area access is located). Applicant responded “The enclosed site plan drawings have been revised to eliminate the ‘Do Not Enter’ and ‘One Way’ signage. Additionally, the ‘L’ or ‘R’ designation have been provided for the W16-7P plaque. Additionally, “No Pedestrian Crossing’ and ‘Use Crosswalk’ signs have been provided.” **Condition Open. Both ‘Do Not Enter’ and ‘One Way’ signs are still shown in the detail sheets.***

c) Satisfied. Applicant responded “Information. No response required.”

d) From the ADA Parallel Curb Ramp Detail, it appears as if only the “head” of the accessible area will have flush curb. It is recommended that the handicap-accessible signing be placed behind the sidewalk/ramp area. With this sign placement, these signs should be able to be placed on breakaway posts instead of concrete-filled bollards.

Open

*This comment needs to be addressed. Applicant responded “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 places on breakaway sign posts.” **Condition Satisfied.***

e) Within the A.D.A. Parking Sign on Bollard detail, the Van-Accessible Plaque is to be designated as R7-8P and shown with a size of 18” x 9”. The Penalty Plate is to have the R7-8P designation removed. This sign can be called out as Penalty Plate and shown with a size 10” x 12”.

Partially Satisfied



*The requested revisions have been made except that the Penalty Plate is to be shown with a size of 10" x 12" (the width dimension comes first). Applicant responded "The enclosed site plan drawings have been revised to depict a size of 10" x 12" for the Penalty Plate on the ADA Parking Sign detail." **Condition Partially Satisfied. Please refer to Condition 23 for the corrections.***

16. A Vehicle Circulation Plan has been provided for a typical Lawrence Township fire truck (Sheet 17 of 17). The following comments are made relative to this plan:

- a) There are three locations shown where vehicle overhang encroaches into areas beyond a curb line. Commentary is to be provided regarding any resulting impacts arising from these encroachments.
- b) There also appears to be some overhang encroachment of some parking spaces within the parking row of 14, on the south side of the site. These encroachments are to be resolved/addressed.
- c) Access into and out of the two proposed dead-end aisles is to be shown/addressed. (See Comment #4 above).

*a), b), c) Partially Satisfied*

*Based on the current Vehicle Circulation Plan for a fire truck (Sheet 20 of 23), there appears to be no encroachment of any parking stalls.*

*There appears to be minimal encroachment of any curb lines.*

*The site engineer is to comment on a potential encroachment of the site driveway's easterly curb line and a fire truck impacting with the proposed guiderail along this side.*

*A template is also to be provided for a fire truck entering the development from the shopping center property and traversing through the site.*

*The Township Fire Marshall will need to approve these plans. The Applicant responded "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 guide rail 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 Marshall to obtain site plan approval." **Condition Satisfied.***

17. *Satisfied.* *Applicant responded "Information. No response required."*

18. *Satisfied.* *Applicant responded "Information. No response required."*

RMP Development – 2495 Brunswick Pike SP-2/23  
Resolution of Memorialization Review Comments  
Township of Lawrence, Mercer County, New Jersey  
August 10, 2023  
Page 14 of 14



Additional Comment

19. Is it possible to reduce the angle of entry for a trash truck accessing the dumpster area, so it can enter and depart this area without having to travel through a large segment of the site? Can the grading in this area be resolved to allow this to happen? *Applicant responded, "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."* **Condition Satisfied.**

This completes our review. Additional comments may be provided as this project moves forward.

Cc: James Parvesse, P.E.  
Brenda Kraemer, P.E.  
Susan Snook

Ryan P. Kennedy, Esq. [rpke@stevenslee.com](mailto:rpke@stevenslee.com)  
[ryan.kennedy@stevenslee.com](mailto:ryan.kennedy@stevenslee.com)