

Applicant: Stepani DeClery

Appl. No.: S-2/23

**REFERRALS**

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	8/15/23	9/8/23			
b. Professional Planner	8/15/23	10/6/23			
c. Traffic Consultant					
d. Construction Official	8/15/23	8/24/23			
e. Shade Tree Advisory Comm.	8/15/23				
f. Health Officer	8/15/23	8/24/23			
g. Tax Collector	8/15/23	8/15/23			
h. Public Safety	8/15/23	10/2/23			
i. Environ. Res. Committee	8/15/23	10/6/23			
j. Mercer County Planning Bd.					
k. Ewing-Law. Sewer Auth.					
l. _____ Water Co.					
m. D & R Canal Commission					
n. U.S. Post Office					
o. NJDOT					
p. PSE&G Co.					
q. Board of Education					
r. Historic Preserv. Comm.					
s. NJDEPE/Wetlands					
t. NJDEPE/Stream Encroach.					
u. <u>Greg Whitehead</u>	8/15/23				
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Minor Subdivision w/ Variance Application No. S-2/23  
**Stefani DeClercq**, 119 Federal City Road  
Tax Map Page 44, Block 4401, Lot 9.01

DATE: September 8, 2023

**General:**

The applicant has requested minor subdivision approval to create two new building lots on Spring Beauty Drive from existing Block 4401, Lot 9.01. Both building lots appear to comply with R-1 Zone requirements and no variances have been requested. Several waivers have been requested because there is no development proposed at this time. We have no objection to approval of the waivers; however, any future development must comply with applicable standards.

**Detailed Report:**

1. The existing dwelling will retain the Lot 9.01 designation and street address 199 Federal City Road. The new lots will be designated Lot 9.02 (northerly lot, street address 178 Spring Beauty Drive) and Lot 9.03 (southerly lot, street address 176 Spring Beauty Drive). This information shall be included in the new lot deeds in addition to the following:
  - a. A street opening permit is required for all work performed in the street.
  - b. New impervious coverage is limited to ¼ acre (10,590 sf) per §522.F.11 of Lawrence Township Land Use Ordinance. This impervious coverage shall be divided and allocated to the new building lots. The existing impervious coverage to be removed (pool, walkways, sheds, driveway section) may be used to offset new coverage. Stormwater management, such as residential drywells, will be necessary if net impervious coverage per lot exceeds 4,000 sf.
  - c. Architectural review will be required per §531.
  - d. Future development shall conform to all Township requirements. At the time of plot plan review, stormwater management calculations and details, infiltration testing, tree removal information and soil erosion plans will be required.
  - e. All sidewalk along the frontages of the new lots shall be repaired or replaced as directed by the Engineering Department.
  - f. Lot descriptions, including all easements, shall be submitted for review with the new deeds.
  - g. The deed for Lot 9.03 shall contain a provision that the owner is required to maintain the force main.
2. The conceptual development plans show feasibility level information. The future plot plans shall provide appropriate additional information in accordance with the Plot Plan Checklist.
3. A 100' buffer from the 100 year floodplain is required and shall be shown on the Minor Subdivision Plan for Lot 9.03 with metes and bounds. Land Use Restrictions shall be included in the lot description.

This lot also requires an easement from Lawrence Township for installation of the sanitary sewer force main in the right-of-way. All necessary documentation shall be provided for Council consideration. The new lot deed cannot be signed until the easement is obtained.

4. All property corners must be set and inspected by the Engineering Department prior to signing new lot deeds. The applicant's engineer shall notify this office when the pins are flagged.
5. The attached Minor Subdivision Notes shall be added to the plan.
6. Existing improvements shall be removed as noted and areas re-stabilized as necessary prior to signing new lot deeds.
7. Mercer County Planning Board approval is required.
8. Availability of service letters are required from Ewing Lawrence Sewerage Authority and Trenton Water Works.

JFP/jrt

g:engineering/ Stefani DeClercqireview #1.doc

**Documents Reviewed:**

- Application No. S-2/23 and Supporting Documents
- Minor Subdivision Plans, dated June 12, 2023



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

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**To:** Lawrence Township Planning Board

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

**Re:** **Stefani DeClercq**  
**Minor Subdivision Application**  
Block 4401 Lot 9.01  
119 Federal City Road  
R-1 Residential 1 District  
Application S-2/23

**Date:** October 6, 2023

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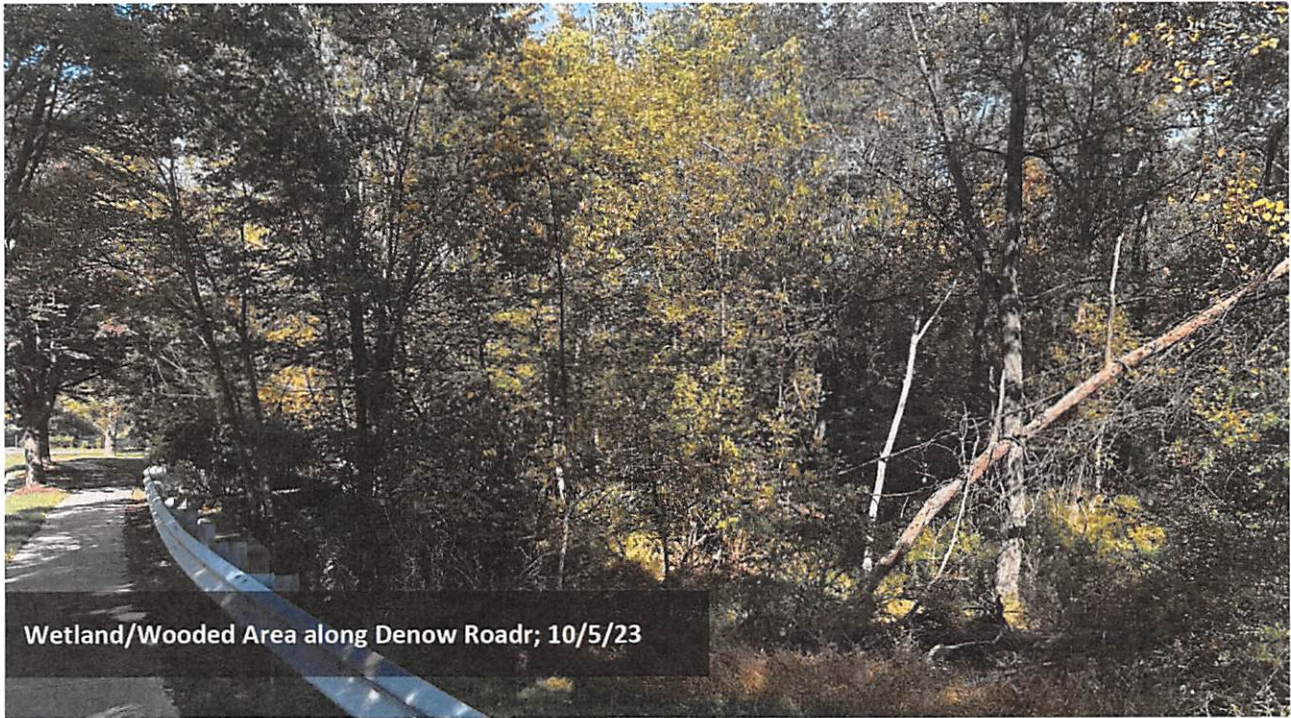
## 1.0 Introduction & Project Overview

- 1.1** The Applicant is requesting minor subdivision approval to subdivide Block 4401 Lot 9.01 into three conforming residential lots. The proposed lots include Lot 9.011, 9.012, and 9.013. Lot 9.013 is the largest lot, almost 8.5-acres, and will contain the existing dwelling and associated driveway. With the proposed subdivision, Lot 9.013 is essentially converted into a flag lot, although it remains accessible from Spring Beauty Drive and Federal City Road.
- 1.2** The site is a large lot, over 10 acres, occupied by a single-family home and associated improvements, including a driveway that connects Spring Beauty Drive and Federal City Road. It appears there are environmental constraints on the southern portion of the site, and on adjacent properties.
- 1.3** Proposed Lots 9.012 and 9.013, are 1-acre each, and are proposed to only have frontage on Spring Beauty Drive. A portion of the existing driveway is proposed to be removed, and two access driveways, to service the new lots, are proposed along Spring Beauty Drive. No variance or design waivers are requested as part of the application.

## 2.0 Site & Surrounding Area

- 2.1** This 10.43-acre property is located on the corner of Federal City Road, Denow Road, and Spring Beauty Drive. The subject property contains a 2-story frame dwelling, a story framed garage, two framed sheds, an in-ground pool with an associated concrete deck. A driveway that connects Spring Beauty Drive and Federal City Road bisects the property.

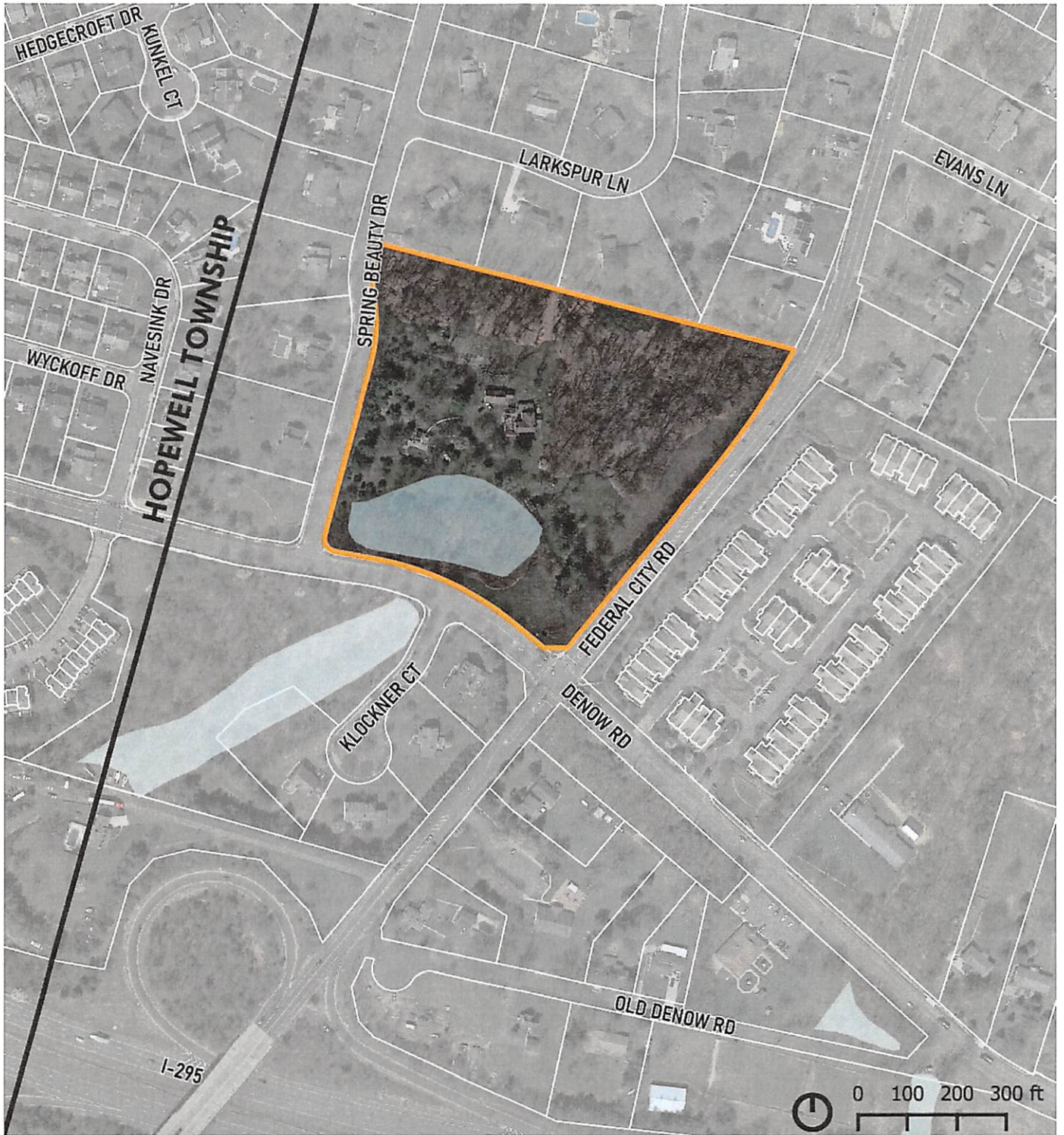
- 2.2** There is a wetland located on the southern portion of the site, near the intersection of Spring Beauty Drive and Denow Road. The Engineering Plans identify a stream encroachment line, 100-year flood line, a riparian buffer, and wetlands.



Wetland/Wooded Area along Denow Road; 10/5/23

- 2.3** The site is located in a residential neighborhood, with close proximity to the municipal boundary with Hopewell Township to the west. Single-family residential uses exist in the R-1 District to the north, south, and west. To the east are residential multifamily units in the SCR District. The site and surrounding areas can be seen on the following Aerial Map.





POLICY  
PLANNING  
DESIGN

**STEFANI DECLERCQ**  
 BLOCK 4401 LOT 9.01  
 TOWNSHIP OF LAWRENCE MERCER COUNTY NJ

**LEGEND**  
 Wetlands

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIN Mercer County Parcels 2023



**3.0 Variances and Exceptions**

- 3.1 The subject site is located within the R-1 Residential 1 Zoning District. The purpose of the Residential 1 District is to provide for low density single family detached housing on lots of one acre or larger, or in cluster developments on smaller lots.
- 3.2 The Applicant does not require bulk variance relief from the R-1 District standards. Please see the following table for additional detail.

R-1 District Standards						
	Required	Existing Lot 9.01	Proposed Lot 9.011	Proposed Lot 9.012	Proposed Lot 9.013	Variance?
Min. Lot Area	1 acre	10.439 acres	8.439 acres	1 acre	1 acre	No
Min. Lot Frontage	175 feet	1,927.52 feet	1,511.46 feet	196.05 feet	220.01 feet	No
Min. Front Yard	50 feet	233.2 feet	289.4 feet	50 feet	50 feet	No
Min. Side Yard	35 feet	226.6 feet	35.2 feet	35 feet	35 feet	No
Min. Rear Yard	50 feet	N/A	N/A	50 feet	50 feet	No
Min. Usable Yard	20%	78.05%	71.99%	100%	100%	No
Max. Impervious Surface Ratio	.25	.048	.050	.25	.25	No





#### 4.0 Subdivision Plan Comments

4.1 Testimony should be provided regarding all site improvements and demolition. It appears the Applicant is proposing to demolish the existing sheds and in ground pool.



4.2 Testimony should be provided regarding the existing vegetation on the site, and should include whether any trees are proposed for removal. There are several mature trees along the frontages of the property. A tree protection zone, pursuant to §541E, should be depicted on the plot plan, along with any associated tree protection fencing.

4.3 Testimony should be provided regarding the environmental constraints on the property and the Applicant should confirm no disturbance to the environmentally sensitive areas is proposed.

#### 5.0 Land Use Policy

5.1 The Applicant should provide testimony regarding the conformance with the Township's land use policy as outlined in the 1995 Master Plan, and subsequent reexamination reports, the various Master Plan Elements, and the Township's Land Use Ordinance.

5.2 The purpose of the R-1 District is relevant to the development proposal:





*“The purpose of the Residential 1 district is to provide for low density single family detached housing on lots of one acre or larger, or in cluster developments on smaller lots.”*

**5.3** The following Goals from the 1995 Master Plan are relevant to the development proposal.

- General Goal *“Preserve environmentally sensitive lands from development or other potentially damaging influences.”*
- Community Character Goal *“Provide for the continuation of high-quality development and the retention of the remaining rural character in Lawrence by using the Master Plan as a guide and resource. Maintain the predominately residential nature of the Municipality.”*
  - Community Character Objective *“Encourage new development to be compatible with the style and scale of existing buildings.”*
- Land Use Objective *“Reduce expenditure of energy through compact and efficient design and subdivision layout...”*
- Conservation of Natural Features Goal *“Critical natural features and resources of Lawrence such as woodlands, steep slopes, wetlands, floodplains and bodies of water are worthy of protection to provide natural ecological balance and as a counterpoint to the built environment.”*
- Visual Character of Lawrence Objective *“Protect existing mature street trees from excessive pruning or removal related to land development...”*

## **6.0 Materials Reviewed**

**6.1** Application S-2/23 and supporting materials

**6.2** *Minor Subdivision Plans*, consisting of 4 sheets, prepared by Frank J Falcone and Kevin M Brakel of Princeton Junction Engineering PC, dated June 12, 2023.

## **7.0 Applicant Team**

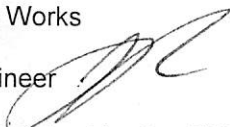
**7.1** Applicant & Owner: Stefani DeClercq 119 Federal City Road Lawrenceville NJ 08648 908-433-9779

**7.2** Attorney: Jonathan E. Meyer 100 Lenox Drive Suite 200 Lawrenceville NJ 08648 609-987-5342  
jonathan.mayer@stevenslee.com

**7.3** Engineer: Kevin M. Brake PE PO Box 610 53 North Post Road Princeton Junction, NJ 08550 609-799-1906  
ext 16 kbrakel@pjepc.com

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

TO: Brenda Kraemer, Assistant Municipal Engineer  
Elizabeth McManus, Planning Consultant  
Michael Rodgers, Construction Official  
Edward Tencza, c/o Public Safety Coordinating Committee  
Environmental Resources Committee  
Shade Tree Advisory Committee  
Keith Levine, Health Officer  
Greg Whitehead, Director of Public Works

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Subdivision w/ Variance Application No. S – 2/23  
**Stefani DeClercq** 119 Federal City Road  
Tax Map Page 44, Block 4401, Lot 9.01

DATE: August 16, 2023

Attached are the following documents with regard to the above-referenced subdivision application for the proposed single family dwelling:

- **Application No. S-2/23 and Supporting Documents**
- **Minor Subdivision Plans, dated June 12, 2023**

This application is scheduled for review by the Planning Board at the meeting to be held Monday, October 16, 2023.

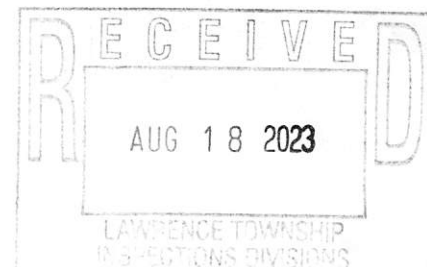
Please review these documents and submit your report to this office as soon as possible, but **no later than Friday, October 6, 2023** so that reports may be provided to the applicant and Board members prior to the meeting.

JFP/jrt  
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Attachments

cc: Edwin Schmierer, Planning Board Attorney (w/atts.)

*NO Bldg Comments 8/23/23 MR*  
*NO Fire Comments 08/22/23 SA*  
*NO PLBB Comments 8/24/23 JF*  
*NO ELECTRIC COMMENTS 8/24/2023 JF*



LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: August 24, 2023

To: James Parvesse, P.E., Municipal Engineer,

From: Keith Levine

REVIEW FOR:

Building Permit
Certificate of Occupancy
X Planning Board
Zoning Board
Other:
Food Establishment
Sewage Disposal System
Individual Water Supply
Commercial Property
X Other: Minor Subdivision

PROJECT NAME: Minor Subdivision w/ Varinace Application 119 Federal City Rd S-2/23

LOCATION: 119 Federal City Rd

BLOCK: 4401 LOT # 9.01 PR# S 2/23

OWNER: Stefani DeClercq Phone: 908-433-9779

ENGINEER/ARCHITECT: Princeton Junction Engineering, PC - Kevin Brakel, PE

ADDRESS: PO Box 610 53 North Post Rd.
Princeton Jct., NJ 08550 PHONE: 609-799-1906

X APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

One existing residential lot to be subdivided to create 2 new lots for residential development (3 lots in total).
Proposed lots to be served by ELSA and public water.

John R. Sullivan, REHS

Keith Levine
Health Officer




Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: Susan McCloskey, Tax Collector  
FROM: Jennifer Thomas, Account Clerk *JT*  
SUBJECT: Verification of Current Tax and Sewer Payment Status  
DATE: August 15, 2023

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

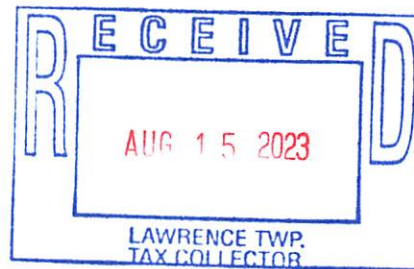
Application No(s): S-2/23  
Application Name: **Stefani DeClercq**  
Street Address: 119 Federal City Road  
Tax Map Page(s): 44  
Block: 4401  
Lot(s): 9.01

*Taxes and sewer are  
current as of 8/15/2023. 3rd  
qtr taxes are due by  
Sept. 5th.*



Thank you for your anticipated assistance and response.

JRT  
g:\engineering\tax request.doc





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

TO: Brenda Kraemer, Assistant Municipal Engineer  
Elizabeth McManus, Planning Consultant  
Michael Rodgers, Construction Official  
✓ Edward Tencza, c/o Public Safety Coordinating Committee  
Environmental Resources Committee  
Shade Tree Advisory Committee  
Keith Levine, Health Officer  
Greg Whitehead, Director of Public Works

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JFP/jrt  
g:engineering/StefaniDeClercq/doc. dist. letter.doc


Attachments

cc: Edwin Schmierer, Planning Board Attorney (w/atts.)

ENGINEERING DEPT.

OCT 3 - 2023

RECEIVED

*No Comments from Public Safety*  
  
10/2/2023  
Em







**To:** Lawrence Township Planning Board  
**From:** Environmental and Green Advisory Committee (EGAC)  
**Date:** October 6, 2023  
**Re:** 119 Federal City Road, Block 4401 Lot 9.01  
Minor Subdivision Application

In accordance with the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have conducted a review of the application materials provided to the Committee by the Township of Lawrence.

### **SUMMARY**

Subdivision of one property into three.

### **Suggestions/ Recommendations:**

As the township approaches build-out there is a cumulative loss of environmental inventory across the township. Sensitive and productive environmental assets such as wetlands and woodland are increasingly more important to protect. As there is no environmental review or committee review after the subdivision approval, just the administrative review of plot plans, it is critical to conduct an environmental review during this application hearing and require details on plans. The Committee hopes the Board will consider the following suggestions.

1. Require “map and report by a qualified wetlands specialist showing wetlands delineation” per township application requirement. It appears there was a field study by the surveyor, however, an official wetlands specialist map and report are required for actual confirmation.
2. To understand the true location and potential impact on environmental resources and buffers, require “metes and bounds showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles as follows: A. Outer boundaries of lot(s) B. Proposed new interior lot(s) or rights-of-way” per township application requirement.
3. There will be significant tree removal and site disturbance for the proposed dwellings. To have an accurate picture of assets and features to evaluate impact, require “boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features” per the township application requirements.
4. Given the loss of trees and endangered and threatened species in the vicinity, including the Northern and Tricolored bats and a multitude of migratory bird species, require Consultation Report with US Fish and Wildlife to evaluate potential impacts and conservation recommendations.
5. Is the proposed development less than 1,000 square feet and less than 4,000 square feet impervious cover per township *minor* development regulation? While the pool area, shed, and a small portion of the driveway are being removed, it is proposed to be replaced with

an even greater amount of impervious cover. Impervious cover and site disturbance directly affect environmental functioning and benefits, including stormwater runoff quality and quantity.

6. Is further subdivision planned after two years? If so and this would have been a major subdivision, what required public improvements would there have been, and what conservations can be in place now to protect sensitive areas from future subdivisions? Is a Tree Conservation Area possible to protect environmental assets from future subdivision?
7. Prior to development in the area (including Brandon Farms), Federal City Road was the only access for the property driveway. Spring Beauty has since been added. Federal City Road is a higher functional classification (i.e. Collector) whereas Spring Beauty is a local access road classification. Removing the Federal City driveway provides multiple benefits for the owner and the township:
  - a. Restoration of the riparian area will:
    - i. help to manage the quantity and quality of runoff throughout the rest of the Shabakunk Creek subwatershed, all the way down through Colonial Lake.
    - ii. increase biodiversity.
    - iii. decrease thermal pollution of the stream.
  - b. Lot 9.011 contains a "Well Head Protection" area. Removing the driving surface and adding vegetation for storage and filtration will increase the drinking water supply quality.
  - c. Flooding likely occurs and will increase along the stream at this location and therefore not ideal for a driveway.
  - d. The service character and functioning of the Collector Road (Federal City) will improve.
8. Are the Flood Limit and Encroachment Boundary delineations from a *previous* DEP application? Does the Flood Limit conform to the updated state requirements or does the plan need to be updated?
9. The property is in the Delaware and Raritan Commission Review Zone, clarify and confirm that no permit is required.
10. The existing house is eligible for historic property designation, need to check what, if any, review is required.
11. The existing house and the proposed Lot 9.013 have preferred solar siting. Owners and developer may wish to take advantage of increased benefits provided by the Inflation Reduction Act.
12. When plot plans are submitted, please consider on-site stormwater management, native landscaping including keystone species, limiting site disturbance as much as possible, outdoor lighting adhering to Dark Skies standards, tree identification and tree protection area, and enforcement of Tree Protection Areas and Soil and Sediment Plan throughout development.