



STAFF REPORT

DRCC #: 26-3034B

DATE: September 9, 2026

PROJECT NAME: Lawrence Middle School -- Renovations/Site Improvements

Latest Submission Received: August 13, 2026

Applicant:

Lawrence Township Board of Education
2565 Princeton Pike
Lawrence, NJ 08648
TEldridge@ltps.org

Engineer:

Daniel F. Fryer, P.E., C.M.E.
Van Cleef Engineering Associates
4 AAA Drive, Suite 103
Hamilton, NJ 08691
dfryer@vancleefengineering.com

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
2455 Princeton Pike	Lawrence Township	Mercer	2402	2

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

Documents Received: Site Plans (17 sheets) dated March 31, 2026, revised June 29, 2026; Survey (3 pages) dated May 29, 2025; Water Treatment Plan (1 Sheet) dated March 31, 2026; Stormwater Management Report (482 pages) dated March 13, 2025, revised July 1, 2026; prepared by Van Cleef Engineering Associates.

**THIS STAFF REPORT IS ISSUED AS A GUIDE TO APPLICANTS IN
COMPLYING WITH DRCC REGULATIONS. IT IS NOT AN APPROVAL. NO
CONSTRUCTION SHALL BEGIN UNTIL A CERTIFICATE OF APPROVAL
HAS BEEN ISSUED.**

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The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the September 16, 2026, meeting based upon the following analysis:

Existing Conditions: This project is an approximate 55.92-acre lot located in Lawrence Township, Mercer County, approximately 0.88 mile west of the Delaware and Raritan Canal and within Commission Review Zone B. The project site is bounded by neighborhoods of single-family residential dwellings to the west, south, and east, while a municipal park and additional residences are located to the immediate north.



In the existing condition, the site is developed with the campus of the Lawrence Middle School (LMS) constructed in 1952 (initially as the Lawrence Junior High School) and substantially expanded in 1961, with a further addition added after 1987 but before 1991. The project area lot also contains the Lawrence High School (LHS) campus, which was constructed in 1966. Prior to the construction of the school campus, the site was agricultural cropland for the first half of the 20th century.

The site consists of academic buildings, an administrative and school board office building, support service buildings, parking lots, internal roadways, concrete sidewalks, athletic fields, a football stadium with running track, tennis courts, exterior lighting, stormwater management infrastructure, and areas of maintained lawn and landscaping. The middle school appears on historic aerial imagery dating to 1961, while the high school appears on imagery dating to 1974.

The Commission has reviewed two prior project applications related to the site. In 2004 the Commission issued a certificate of approval for a project to construct several alterations and additions to the LHS which resulted in the creation of 10 acres of impervious surface coverage (DRCC #04-3034). In 2016 the Commission issued another certificate of

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approval for a project to convert several of the existing natural turf athletic fields into synthetic turf fields, construct bleacher seating, dugouts, protective netting, sidewalks, backstops and other improvements, which resulted in the creation of 6.1 acres of new impervious surface coverage (DRCC #16-3034A).

Proposed Project: The applicant proposes to construct three building additions, stormwater management systems, parking lot improvements, and associated site improvements. The project would result in the creation of 0.99 acre of impervious surface coverage and the disturbance of 6.1 acres of land.

Stream Corridor: The project site is located within the Central Delaware Watershed Management Area. There are no streams or mapped watercourses onsite, the nearest being an unnamed tributary to Shabakunk Creek, located more than 760 feet to the southwest. This unnamed tributary does not have a NJDEP State delineation or a FEMA study. The drainage area of the tributary based on USGS mapping is less than 50 acres; therefore, the watercourse does not possess a 100-year floodplain and a related Commission-regulated stream corridor. Therefore, Commission staff determines that there is no stream corridor onsite and that the project is not subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

Stormwater Runoff Quantity: The project would result in an increase in impervious surface coverage, and an associated increase in stormwater runoff if unmitigated. The project design proposes to address stormwater volume and flow through the use of stormwater best management practices (BMPs) consisting of three underground infiltration basins to manage stormwater runoff quantity.

At points-of-analysis (POAs) 1, 3 and 4, the applicant proposes to demonstrate that the proposed development will meet the requirement that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events will be no greater than 50 percent (%), 75% and 80%, respectively, of the preconstruction peak runoff rates. At POA 2, the applicant proposes to demonstrate that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10- and 100-year storm events do not exceed, at any point in time, the preconstruction runoff hydrographs for the same storm events.

The submitted calculations utilized the Natural Resource Conservation Service (NRCS) Technical Release No. 55 (TR-55) hydrologic methodology. The SCS unit hydrograph and Type C distribution were modeled. The project is not located within the Coastal Plain. Exfiltration was not modeled for quantity control. The current 2-, 10- and 100-year rainfall precipitation amounts were modeled. Mounding calculations were submitted based on the volume below the lowest orifice.

At POA 2, comparing the submitted tabular printouts, existing node 15L versus proposed node 46L, they demonstrate that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10- and 100-year storm events do not exceed, at any point in time, the preconstruction runoff hydrographs for the same storm events. This is due to a reduction in drainage area in the post-development conditions when compared to the existing conditions. At POAs 1, 3 and 4 the proposed development will meet the requirement that the post-construction peak runoff rates for the 2-, 10- and 100-year storm

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events will be no greater than 50%, 75% and 80%, respectively, of the preconstruction peak runoff rates. Therefore, based upon a review of the stormwater calculations, Commission staff determines that the project is in compliance with the stormwater quantity requirements at N.J.A.C. 7:45-8.6.

Water Quality: The Commission requires that all proposed full-depth pavement, including newly construction and reconstructed parking and access drives that are being renewed, shall comply with water quality standards at N.J.A.C. 7:45-8.7. This includes reduction of the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm by a rate of 80% of the anticipated load from the developed site, expressed as an annual average.

Based upon the submitted application, 45,044 square feet (1.03 acres) of new and reconstructed motor vehicle trafficked areas are proposed onsite. A water quality plan was submitted which indicates that water quality treatment would be provided for all new and reconstructed motor vehicle surfaces. Approximately 2,600 square feet of motor vehicle surface would be reconstructed for the purpose of installing an underground sewer extension; therefore, treatment is not required for this area. About 4,600 square feet of non-motor vehicle surface will be reconstructed in the middle section of the site. Since this area is also non-motor vehicle trafficked surface, water quality treatment is not required.

To provide water quality treatment for runoff leaving the site, the applicant has proposed a BMP measure consisting of four Contech Kraken manufactured treatment devices (MTD) to provide pre-treatment of 80% TSS, prior to collection into three underground infiltration basins. Sizing of the units was submitted, based on the collected water quality flow and drainage area. Based upon a review of the stormwater calculations, Commission staff determines that the project is in compliance with the water quality treatment requirements at N.J.A.C. 7:45-8.7.

Groundwater Recharge: The Commission's regulations require that stormwater management measures maintain 100% of the average annual preconstruction groundwater recharge volume for the site, or that any increase of stormwater runoff volume from preconstruction to post-construction for the 2-year storm is infiltrated. A groundwater recharge analysis calculation (NJDEP GSR-32 spreadsheet) has been submitted, which demonstrates that the annual groundwater recharge deficit for the entire site is 42,356 cubic feet.

To mitigate for this deficit, runoff from the proposed project would need to be infiltrated back into the ground. Three underground infiltration basin systems are proposed. Although basins are proposed; the submitted model indicates that Underground Infiltration Basin 1A can contain more than the required recharge deficit volume. The effective depth and BMP area for Underground Infiltration Basin 1A were modeled based on the submitted plan set. Therefore, based upon a review of the stormwater calculations, Commission staff has determined that the project is in compliance with the groundwater recharge requirements at N.J.A.C. 7:45-8.5.

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Non-Structural Methods: N.J.A.C. 7:45-8.4 directs that sufficient nonstructural stormwater management strategies shall be incorporated into the project site design “to the maximum extent practicable.” The Nonstructural Point System (NSPS) Spreadsheet was submitted. The project is located within Planning Area 1. The required site points ratio is 72%. Additional NSPS points were credited with the minimizing of soil compaction. The proposed site points ratio is 76%, which is more than required. Therefore, Commission staff determines that sufficient nonstructural stormwater management strategies have been incorporated into the project site design to the maximum extent practicable, and that the project is in compliance with N.J.A.C. 7:45-8.4.

Stormwater Management Maintenance Plan: A stormwater management operation and maintenance manual was submitted. The manual includes the proposed MTDs and underground infiltration basins. Therefore, Commission staff has determined that additional information will be required to confirm that the requirements under N.J.A.C. 7:45-8.8 have been addressed.

Staff Recommendation: Staff recommends approval.

Sincerely,

A handwritten signature in black ink, appearing to read "John Hutchison", with a long horizontal flourish extending to the right.

John Hutchison
Executive Director

- c. Mercer County Planning Board
Lawrence Township Planning Board

Please refer to the Commission project number (DRCC #) when making a submission, a resubmission, or transmitting project correspondence or documents.