

5-3/19

Township of Lawrence
Mercer County, NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: Barnwelle Holdings, L.P.

Block No. 7201 Lot No(s) 4, 5 & 6 Application No(s) S-3/19



Required for all applications:

- General Information
- Certifications
- Taxpayer Identification number & certification

Complete form:

- Form G-1
- Form C-1
- IRS form W-9

Type of approval sought (check all as appropriate):

- Appeal from decision of Administrative Officer
- Bulk Variance (parcel)
- Bulk Variance (signage)
- Bulk Variance (homeowner)
- Contribution Disclosure Statement
- Conditional Use
- Informal
- Interpretation
- Lot Consolidation
- Site Plan, Informal
- Site Plan, Waiver
- Site Plan, Minor
- Site Plan, Preliminary Major
- Site Plan, Final Major
- Subdivision, Minor
- Subdivision, Preliminary Major
- Subdivision, Final Major
- Use Variance
- Other (specify)

- Form A-1
- Form B-1
- Form B-2
- Form B-3
- Form DS-1
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- Form U-1
- N/A

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
Minor subdivision plan	23

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

Wayne J. Ingram/Derek Ranger, P.E.L.S., ELP Inc, 140 Main Street, High Bridge, NJ 08829

Peter Morgan, AIA Morgan Atelier Architecture, LLC, 23 Orchard Road, Skillman, NJ 08558

Township of Lawrence
Mercer County, NJ
Department of Community Development

General Information

1. Applicant:

Name Barnwelle Holdings, L.P. Phone (610) 230-0006
Address 14 Dartmouth Lane Fax _____
Haverford, PA 19041 Email conwell@gpxrealty.com

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

Name Barnwelle Holdings, L.P. Phone (610) 230-0006
Address 14 Dartmouth Lane Fax _____
Haverford, PA 19041 Email _____

3. Attorney (where applicable):

Name Robert P. Casey, Esquire Phone (609) 890-2000
Address 139 Franklin Corner Road Fax _____
Lawrenceville, NJ 08648 Email rpcasey@lenoxlaw.com

4. Engineer (where applicable):

Name Wayne J. Ingram/Derek Ranger, ELP, Inc. Phone (908) 238-0544 Ext. 117
Address 140 Main Street Fax _____
Highbridge, NJ 08829 Email _____

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

10% - Michael Peterson c/o Peterson Management, 712 5th Avenue, 48th Floor,
New York, New York 19009

6. Location of Land:

Lot No(s) 4, 5 & 6 Block(s) 7201 Tax Map Pg(s) 72.05
Street(s) 243 Carter Road - Poe Road

7. Zoning designation of parcel (see Zoning Map): EP-2

8. Name of proposed development: Barnwelle Holdings, L.P.

**Township of Lawrence
Mercer County NJ
Department of Community Development
Bulk Variance (Homeowner)**

(Attach additional pages as necessary)

Request is hereby made for permission to erect, alter or convert a building lot(s)
_____ contrary to the requirements of §110E of the Land Use
Ordinance, or for other relief as follows:

Planning variance requested to create two building lots that front on a
private road where the ordinance requires frontage on and access to a public
road.

1. Is the property a corner lot? yes

2. Is public sewer available to property? no Public Water? no

3. Explain the **EXCEPTIONAL** conditions or circumstances uniquely affecting the property involved
or the structures existing on the property which would cause peculiar and exceptional practical difficulties
or undue hardship and which do not apply generally to other properties in the same zone or neighborhood
or

Explain how the purposes of the municipal land use law would be advanced by the proposed
deviation(s) from the zoning ordinance requirements and how the benefits of the proposed deviation(s)
would be advanced by the benefits of the proposed deviation(s) would substantially outweigh any
detriment:

Not practical or possible to reconstruct a private road serving several
neighbors to public standards or to acquire acreage from several neighbors
to widen the road.

4. State how the proposed variance(s) can be granted without substantial detriment to the public
good.

All neighbors abutting the private road will continue to have access to their
properties as will emergency, police and fire vehicles.

5. State how the proposed variance(s) will not substantially impair the intent and purpose of the zone
plan and zoning ordinance:

The status quo in the zone will remain the same.

(continued next page)

**Township of Lawrence
Mercer County NJ
Department of Community Development
Bulk Variance (Homeowner)**

(Attach additional pages as necessary)

6. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for the variance.

Not practical

7. Has there been any previous appeal, request, or application to this or any other Township Boards or the Building Inspector involving these premises?

_____ Yes X No

If Yes, state the nature, date, application no. and disposition of said matter.

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Parcel)

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

	Permitted for zone in which property is located	Permitted for zone where proposed use is allowed ⁽¹⁾	Existing	Proposed	Extent of variance requested
LOT DATA					
Lot Area	43,560 SF	SF	183,823 SF	143,094 SF	SF
Lot Frontage	200 FT	FT	315.9 FT	600.37 FT	FT
Lot Width	FT	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	12 %	%	7.95 %	2.46 %	%
PRINCIPAL BUILDING					
Front Yard setback	100 FT	FT	N/A FT	112.1 FT	FT
Left Side Yard setback	50 FT	FT	N/A FT	97.3 FT	FT
Right Side Yard setback	50 FT	FT	N/A FT	N/A FT	FT
Rear Yard setback	50 FT	FT	N/A FT	N/A FT	FT
Floor Area Ratio					
Building Height	35 FT	FT	35 FT	35 FT	FT
ACCESSORY BUILDING					
Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Dist. to Other Building	FT	FT	FT	FT	FT

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

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

Township of Lawrence, Mercer County NJ
Department of Community Development
Land Use Application Submission Checklist

Submission Item No. and Description	Informal Review	Minor Application		Major Application				
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
X 1. Submission of completed application forms. Quantity as specified. A. Planning Board B. Zoning Board	TBD *	TBD *	TBD * TBD *	TBD * TBD *	TBD * TBD *	TBD* TBD*	TBD * TBD *	TBD * TBD *
X 2. Folded plot/plan submission. Quantity as specified. A. Planning Board B. Zoning Board	TBD *	TBD * TBD *	TBD * TBD *	TBD * TBD *	TBD * TBD *	TBD* TBD*	TBD * TBD *	TBD * TBD *
X 3. Protective covenants/deed restrictions. Quantity as specified. A. Planning Board B. Zoning Board	TBD * TBD *	TBD * TBD *	TBD * TBD *	TBD * TBD *	TBD * TBD *	TBD* TBD*	TBD * TBD *	TBD * TBD *
X 4. Name, signature license number, seal, address & telephone phone number of plan preparer, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X
X 5. Name, address and telephone number of owner and applicant.	X	X	X	X	X	X	X	X

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X 6. Title block denoting type of application, tax map sheet number, county, name of municipality, block and lot, and street location.	X	X	X	X	X	X	X	X
X 7. A key may not smaller than 1"=1,000 feet showing location of tract with reference to surrounding properties, streets, municipal boundaries, zoning, etc., within 500'.	X	X	X	X	X	X	X	X
X 8. A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X
X 9. Tract boundary - a heavy solid line.	X	X	X	X	X	X	X	X
X 10. North arrow, graphic scale and written scale.	X	X	X	X	X	X	X	X
X 11. Signature blocks for Chair, Secretary & Municipal Engineer.		X	X	X	X	X	X	X

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N/A 12. Appropriate certification blocks as required by Map Filing Law.					X	X		
X 13. Monuments as specified by Map Filing Law or Township Ordinance.		X			X	X		
X 14. Date of current property survey.	X	X	X	X	X	X	X	X
X 15. One (1) of three (3) standardized sheets: 30" x 42" 24" x 36" 8.5" x 14"	X	X	X	X	X	X	X	X
X 16. Subdivisions: A. Less than 3 acre lot; scale no smaller than 1"=50' B. greater than 3.0 acre lots; scale 1"-100' NOTE: If more than one sheet is needed for development design, an overall subdivision tract map will be provided on one sheet.	X	X			X	X		
	X	X			X	X		

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N/A 17. Site Plans: A. less than 1 acre; scale no smaller than 1"=30' B. 1 acre and large, scale 1"=50' NOTE: If more than one sheet is needed for development design, an overall tract map will be provided on one sheet.	X X		X X		X			X X	X X
X 18. 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			X X	X				X X	X X
X 19. Affidavit of ownership and owner's certification noted on plans.	X	X	X	X	X	X	X	X	X
X 20. Acreage of tract to nearest hundredth of an acre	X	X	X	X	X	X	X	X	X
X 21. Date of original and all revisions.	X	X	X	X	X	X	X	X	X

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						Preliminary	Final	Preliminary	Final
X	22. Size and location of any existing or proposed structures with all setbacks dimensioned (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	
X	23. Location and dimensions of any existing or proposed rights-of-way and cartways (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	
X	24. All proposed lot areas in square feet (general information for GDP and informal review/concept plan).	X	X	X	X	X	X	X	
X	25. Copy of and delineation of any existing or proposed deed restrictions or covenants.	X (existing)	X	X	X (existing)	X	X	X	
N/A	26. Any existing or proposed easement or land reserved for or dedicated to public use. A. Metes and bounds description.	X	X	X	X	X	X	X	
N/A	27. Development stages or staging plans (for GDP-general staging).	X			X (general)	X	X	X	

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X 28. List of required regulatory approval or permits.		X	X	X	X	X	X	X
X 29. List of variances required or requested.		X	X	X	X	X	X	X
X 30. Requested or obtained design waivers or exceptions.		X	X	X	X	X	X	X
X 31. Payment of application or escrow fees. (see § 900)	X	X	X	X	X	X	X	X
X 32. Property owners, existing land use, and lot lines of all parcels within 200' identified on most recent tax map sheet.	X	X	X	X	X	X	X	X
X 33. Survey of all existing streets, water courses, flood plains, wooded areas with trees measuring 8" or greater caliper (at D.B.H.), wetlands or other environmentally sensitive areas on and within 100' of site.	X (general)	X	X	X (general)	X	X	X	X
X 34. Map showing the Stream Encroachment area at a scale being used by the applicant in submission, if applicable.		X	X	X	X	X	X	X

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X 35. Map and report by a qualified wetlands specialist showing wetlands delineation at the same scale as the development plan, if applicable.		X	X	X	X	X	X	X
N/A 36. Topographical features of subject property from U.S.G.S. map.	X			X				
PW to 50' 37. Existing and proposed contour intervals based on identified datum. Contours to extend at least 100' beyond subject property as follows: up to 3% grade=1', 3%+=2'. Proposed grading shall overlay existing topography.		X	X		X	X	X	X
X 38. Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary).	X (general)	X	X	X (general)	X	X	X	X
N/A 39. Existing system of drainage of subject site and of any larger tract or basin of which it is a part.					X	X	X	X
N/A 40. Drainage area map.			(if applic)		X	X	X	X

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N/A	41. Drainage calculations.		(if applic)			X	X	X	X
N/A	42. Storm water management plan and profiles.		X	X	X (general availability)	X	X	X	X
N/A	43. Soil permeability tests (if applicable).		X	X		X	X	X	X
X	44. Proposed utility infrastructure plans and supplier of resources, including sanitary sewer, water, telephone, electric and cable TV.		X	X	X (general availability)	X	X	X	X
X	45. Finished elevations, corners of all structures or dwellings, existing or proposed first floor elevations.	X		X	X	X	X	X	X
X	46. Construction details as required by ordinance.					X	X	X	X
N/A	47. Road profiles.					X	X	X	X
N/A	48. Proposed street names.					X	X	X	X
X	49. New block and lot numbers confirmed with local assessor or municipal designee.		X			X	X		

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N/A	50. Lighting plan & details.			X		X	X	X	
N/A	51. Landscape plan overlaid on grading plan, plant list, planting details and tree protection details. Plant list to include: botanical name, common name, quantity, size at time of planting, root condition, and spacing.			X		X	X	X	
N/A	52. Solid waste management plan, including recyclables.			X			X	X	
N/A	53. Site identification signs, traffic control signs, and directional signs. Submit elevations and details including method of illumination.			X		X	X	X	
X	54. Sight triangles		X	X		X	X	X	
N/A	55. Vehicular and pedestrian circulation patterns including handicap access (less detail for informal/concept/GDP.)	X (general)		X	X (general)	X	X	X	
N/A	56. Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X (general)	X	X	X (general)	X	X	X	

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					Preliminary	Final	Preliminary	Final
X 57. Preliminary architectural plans, front, rear, and side building elevations. Calculation for SFLA for single family development in R-3, R-4 & R-5 zoning districts.		X	X		X		X	X
N/A 58. Tree protection zones and tree save areas (see 541.D)			X		X	X	X	X
N/A 59. Environmental Impact Statement (see 812)				X (general)	X		X	
N/A 60. Community Impact Statement (see 813)				X (general)	X		X	
N/A 61. Circulation Impact Statement (see 814)				X (general)	X		X	
N/A 62. Contribution Disclosure Statement						X		X

X = Required Submission.

* TBD - Submit only one complete set of application documents on the initial submission. When application has been declared complete, applicant will be instructed as to the documents and number of copies required.

November 11, 2021

Lawrence Township Planning Board
2207 Lawrence Road
P.O. Box 6006
Lawrence Township, NJ 08648

RE: Waiver Request
Minor Subdivision
243 Carter Road
Block 7201 Lots 4, 5 & 6
Lawrence Township, NJ

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

Minor Subdivision Application Checklist Waiver Request

Checklist Item No.	Description	Reason for Waiver
37	Existing and proposed contour intervals based on identified datum. Contours to extend at least 100' beyond subject property.	A partial waiver is requested for this item since existing contours are shown only within the boundary of the site and 50' beyond the subject property. However, sufficient topographic information has been provided on the plans to complete our engineering design. All contours are shown within the proposed limit of disturbance.
57	Preliminary architectural plans, front, rear, and side building elevations. Calculations for SFLA for single family development in R-3, R-4 & R-5 zoning district	A waiver is requested for this item, generic footprints have been provided within the building envelope to demonstrate feasibility



Headquarters
140 West Main Street | High Bridge, NJ 08829
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Clinton | Asbury Park | Denville | Philadelphia