

**Township of Lawrence  
Mercer County NJ  
Department of Community Development**

**Land Use Application Master Checklist**

**Name of Applicant:** Dr. Pankaj Mohan

**Block No.** 5101 **Lot No(s)** 32.02

**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):**

- |   |           |
|---|-----------|
| <input type="checkbox"/> Appeal from decision of Administrative Officer | Form A-1  |
| <input type="checkbox"/> Bulk Variance (parcel)                         | Form B-1  |
| <input type="checkbox"/> Bulk Variance (signage)                        | Form B-2  |
| <input checked="" type="checkbox"/> Bulk Variance (homeowner)           | Form B-3  |
| <input type="checkbox"/> Contribution Disclosure Statement              | Form DS-1 |
| <input type="checkbox"/> Conditional Use                                | N/A       |
| <input type="checkbox"/> Informal                                       | N/A       |
| <input type="checkbox"/> Interpretation                                 | N/A       |
| <input type="checkbox"/> Lot Consolidation                              | N/A       |
| <input type="checkbox"/> Site Plan, Informal                            | N/A       |
| <input type="checkbox"/> Site Plan, Waiver                              | N/A       |
| <input type="checkbox"/> Site Plan, Minor                               | N/A       |
| <input type="checkbox"/> Site Plan, Preliminary Major                   | N/A       |
| <input type="checkbox"/> Site Plan, Final Major                         | N/A       |
| <input type="checkbox"/> Subdivision, Minor                             | N/A       |
| <input type="checkbox"/> Subdivision, Preliminary Major                 | N/A       |
| <input type="checkbox"/> Subdivision, Final Major                       | N/A       |
| <input type="checkbox"/> Use Variance                                   | Form U-1  |
| <input type="checkbox"/> Other (specify)                                | N/A       |

**List all accompanying material:**

<u>Description</u>	<u>Number Submitted</u>
Variance Plan, prepared by Peter W. Strong P.E. P.P.	24

Crest Engineering Associates, Inc.

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

Dr. Pankaj Mohan

Peter W. Strong, P.E., P.P.

**Township of Lawrence**  
**Mercer County NJ**  
**Department of Community Development**

General Information

**1. Applicant:**

Name Dr. Pankaj Mohan Phone \_\_\_\_\_  
Address 3870 Princeton Pike, Lawrenceville, NJ 08648 Fax \_\_\_\_\_  
Email pankajmohan@hotmail.com

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

Name SAME AS APPLICANT Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

**3. Attorney (where applicable):**

Name Jeffrey Chang, Esq. Phone 609-452-5046  
Address Saul Ewing Arnstein & Lehr LLP Fax 609-452-3122  
650 College Road East, Suite 4000 Email jeffrey.chang@saule.com  
Princeton, NJ 08540

**4. Engineer (where applicable):**

Name Peter W. Strong, P.E., P.P. Phone 609-448-5550  
Address 100 Rike Drive Fax \_\_\_\_\_  
Millstone, NJ 08535 Email pstrong@crestengineering.net

**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.**

N/A

**6. Location of Land:**

Lot No(s) 32.02 Block(s) 5101 Tax Map Pg(s) 51.06 & 51.08  
Street(s) 3870 Princeton Pike

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

**8. Name of proposed development:** Pankaj Mohan Lot Coverage Variance


**Township of Lawrence  
Mercer County NJ  
Department of Community Development**

**Certifications**

**Certification of applicant:**

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature

  
\_\_\_\_\_  
**Pankaj Mohan**  
(Print or type name)

Date

8/19/2021

**Owner's consent to filing of application:**

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature

SAME AS APPLICANT  
\_\_\_\_\_  
(Print or type name)


Date

\_\_\_\_\_

**Acceptance of reasonable review & inspection costs:**

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature

  
\_\_\_\_\_  
**Pankaj Mohan**  
(Print or type name)


Date

8/19/2021

**Authorization for township officials to enter upon property:**

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature

  
\_\_\_\_\_  
**Pankaj Mohan**  
(Print or type name)

Date

8/19/2021

**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 \_\_\_\_\_  
\_\_\_\_\_ contrary to the requirements of § \_\_\_\_\_ of the Land Use  
Ordinance, or for other relief as follows: The Applicant seeks "bulk" or "c" variance relief to permit the  
Property to maintain impervious coverage of 0.139% whereas the EP-2 Zone permits a maximum coverage  
of 0.13%.

1. Is the property a corner lot? No

2. Is public sewer available to property? Yes Public Water? Yes

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:

Given the Property's size and location, the slight deviation in impervious coverage will  
not cause any negative impacts to the surrounding properties or neighborhood. In addition, the Property  
is bounded by heavily wooded areas providing both screening and impervious coverage. The purposes  
of the MLUL will be advanced in accordance with NJSA 40:55D-2(i) by promoting a desirable visual environment  
and NJSA 40:55D-2(c) by providing adequate light, air and open space.

4. State how the proposed variance(s) can be granted without substantial detriment to the public good. The requested relief is de minimis in nature as only a slight deviation from the Ordinance is being

requested - 0.13% whereas 0.139% is required. Further, the Property borders Maidenhead  
Meadows Park which provides significant impervious coverage for this neighborhood. The  
neighborhood is heavily wooded and the variance can be granted without substantial detriment  
to the public good

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

The Property is screened from public view and the Project will not cause any detriment to the  
zone plan or zoning ordinance because the relief is a slight deviation from the ordinance

and can be granted without substantial impairment to the zone plan or zoning ordinance.

(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.

The Property borders the Maidenhead Meadows Park and also borders private residences.

Accordingly, acquiring adjacent lands was not feasible for the Application.

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.

(continued next page)

**Township of Lawrence**  
**Mercer County NJ**  
**Department of Community Development**

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

<b>Zoning District</b> <u>EP-2 Zone</u>	<b>Permitted for zone in which property is located</b>	<b>Existing</b>	<b>Proposed</b>	<b>Extent of variance requested</b>
<b>LOT DATA</b>				
Lot Area	2.5 ac. SF	3.183 SF	3.183 acSF	SF
Lot Frontage	200 FT	205 FT	205 FT	FT
Lot Width	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT
Floodplain Buffer (if applicable)	FT	FT	FT	FT
Total Impervious Coverage	0.13 %	0.127 %	0.139 %	0.009 %
<b>PRINCIPAL BUILDING</b>				
Front Yard setback	100 FT	100+ FT	100+ FT	FT
Left Side Yard setback	50 FT	51 FT	51 FT	FT
Right Side Yard setback	50 FT	51 FT	51 FT	FT
Rear Yard setback	50 FT	86 FT	86 FT	FT
Building Height	35 FT	>35 FT	>35 FT	FT
<b>ACCESSORY BUILDING</b>				
Side Yard setback	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT
Building Height	FT	FT	FT	FT

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