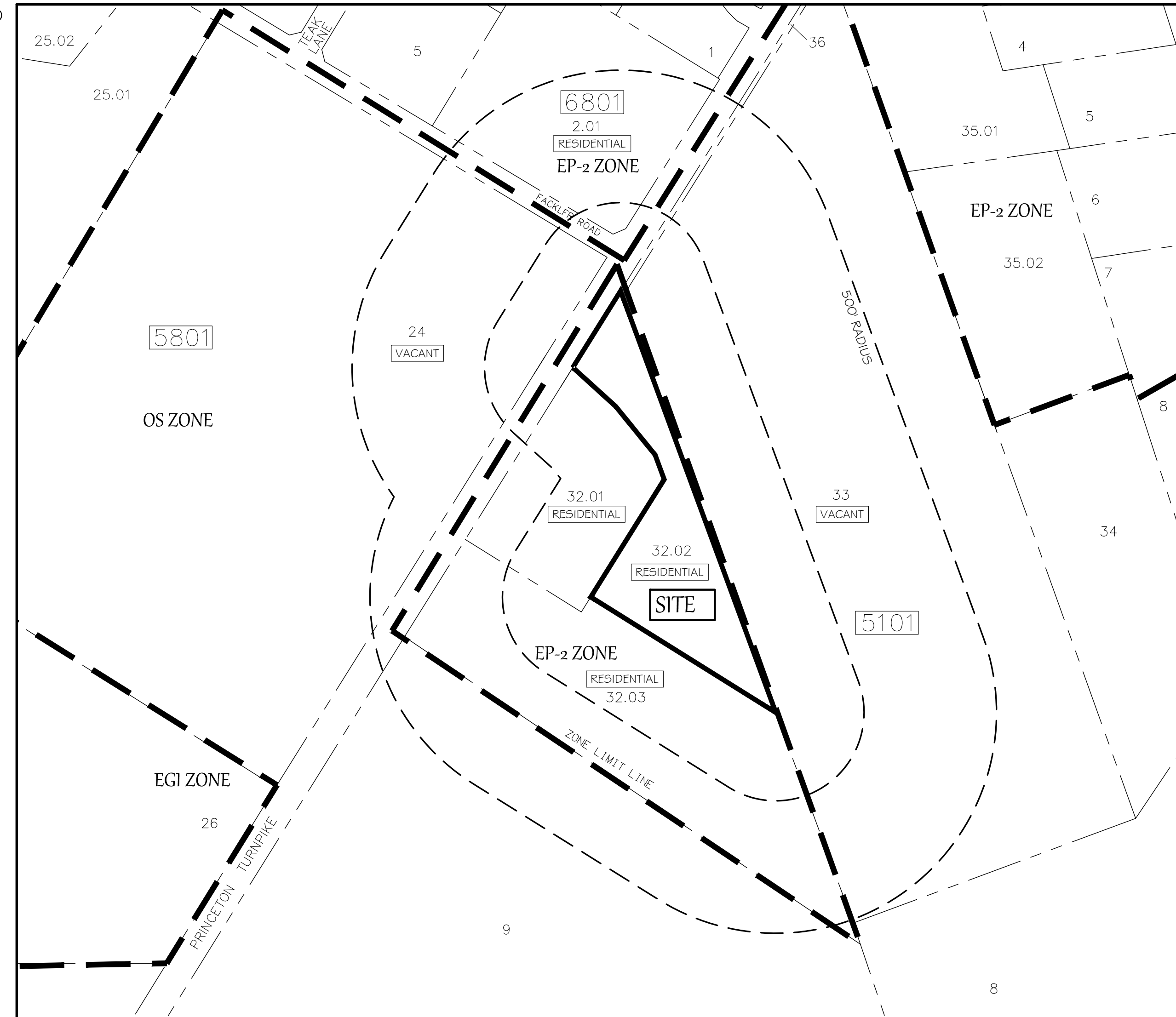
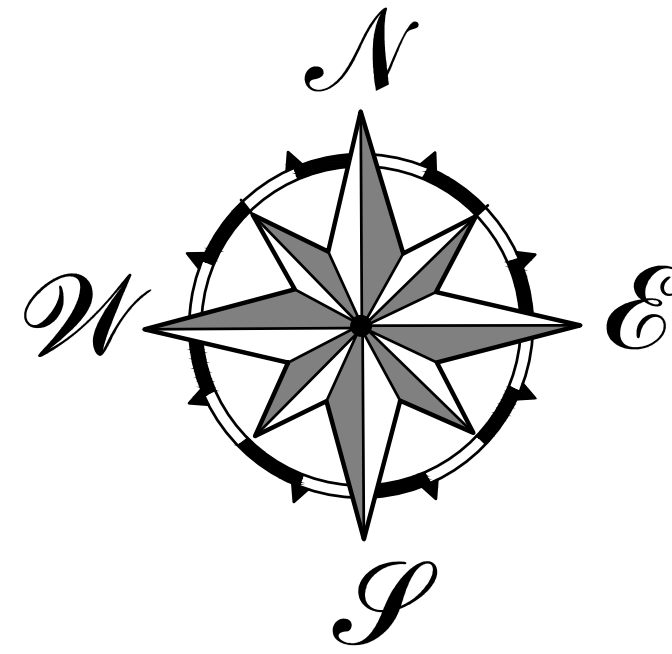


# VARIANCE PLAN

for

## LOT 32.02 in BLOCK 5101

TOWNSHIP OF LAWRENCE  
MERCER COUNTY, NEW JERSEY



### LIST OF OWNERS WITHIN 200'

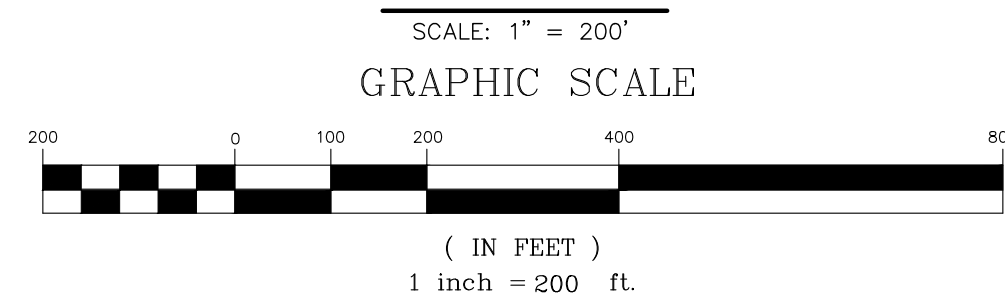
OWNERS WITHIN 200 FEET OF LOT 32.02 IN BLOCK 5101 LAWRENCE TOWNSHIP MERCER COUNTY, NJ

BLOCK	LOT(S)	OWNER(S)
5101	32.01	US BANK NTLN ASSOC TTEE JP MORGAN
	32.03	SHARMA, ADITYA & DIPTI
	33, 36	LAWRENCE TOWNSHIP
5801	24	MERCER COUNTY
6801	2.01	MUFTI, ASIM K.

OTHERS:

- EWING-LAWRENCE SEWERAGE AUTHORITY
- NJ AMERICAN WATER
- TRENTON WATER WORKS
- AQUA WATER COMPANY
- RCN CORPORATION
- MERCER COUNTY PLANNING BOARD
- SUN PIPE LINE COMPANY
- SUNOCO PIPE LINE LP
- P. S. E. & G. COMPANY
- ELIZABETHTOWN GAS COMPANY
- VERIZON
- COMCAST CABLEVISION
- A.T. & T.
- J.C.P. & L.
- TRANSCONTINENTAL GAS PIPE LINE CORPORATION
- N.J.D.O.T.

### KEY MAP



APPROVED BY THE TOWNSHIP OF LAWRENCE BOARD OF ADJUSTMENT ON \_\_\_\_\_ UNDER APPLICATION NO. \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ADMINISTRATIVE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### GENERAL NOTES:

- PROPERTY KNOWN AS LOT 32.02 IN BLOCK 5101, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY, AS PER TAX MAP SHEET NOS. 51.06 & 51.08 TOTAL TRACT AREA 3.18 AC
  - OWNER / APPLICANT: DR. PANKAJ & MRS. SWATI MOHAN  
3870 PRINCETON PIKE  
LAWRENCEVILLE, NJ 08648
  - THE PROPERTY IS LOCATED IN THE ENVIRONMENTAL PROTECTION -2 (EP-2) ZONE.
- | ZONE REQUIREMENTS:                    | REQUIRED /PERMITTED | PROVIDED                   |
|---------------------------------------|---------------------|----------------------------|
| MIN. LOT AREA (W/PUBLIC WATER)        | 2.5 AC.             | 3.183 ACRES (138,629 S.F.) |
| MIN. LOT FRONTAGE                     | 200'                | 205.0 FT.                  |
| MIN. FRONT SETBACK                    | 100'                | 100+ FT.                   |
| MIN. SIDE SETBACK                     | 50'                 | 51 FT.                     |
| MIN. REAR SETBACK                     | 50'                 | 86 FT.                     |
| MAX. BUILDING HEIGHT                  | 35'                 | >35 FT.                    |
| MAX. LOT COVERAGE RATIO               | .13                 | .139*                      |
| MIN. AREA EXCLUSIVE OF CRITICAL AREAS | 1 AC.               | 3.183 ACRES                |
| MIN. USABLE YARD                      | 20% *               | 20+ %                      |
| MIN. ACCESSORY BUILDING               | 15 FT.              | N/A                        |
- \* VARIANCE REQUESTED
- OUTBOUND AND TOPOGRAPHY TAKEN FROM PLAN ENTITLED "AS-BUILT TOPOGRAPHIC SURVEY" FOR LOT 32.03--BLOCK 5105 SITUATED IN THE TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY, PREPARED BY CREST ENGINEERING ASSOCIATES INC. DATED 8/10/16, LAST REVISED 2/5/21, BY DANIEL P. HUNDLEY, PROFESSIONAL LAND SURVEYOR, N.J. LICENSE NO. 33174
  - THE PURPOSE OF THIS PLAN IS TO SECURE THE APPROVAL FOR THE CONSTRUCTION OF A BUILDING ADDITION.

REQUESTED OR OBTAINED DESIGN WAIVERS  
NONE

LIST VARIANCES REQUESTED  
MAX LOT COVERAGE RATIO

LIST OF REQUIRED REGULATORY APPROVAL OR PERMITS  
NONE

### SHEET INDEX

- COVER SHEET
- PROPOSED VARIANCE PLAN

THE UNDERSIGNED DULY DECLARES THAT THEY ARE THE OWNERS OF THE LANDS DELINEATED HEREON AND CONSENT TO THE SUBMISSION OF THESE PLANS TO THE APPROPRIATE REVIEWING AGENCIES.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NEW JERSEY COUNTY OF MONMOUTH  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO BY BEING DULY SWORN ON THIS OATH DID DEPOSE AND ACKNOWLEDGE THAT HE IS THE OWNER OF THE PREMISES SHOWN ON THIS MAP AND THAT THE FOREGOING CONSENT WAS EXECUTED BY HIM AS AND FOR HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC \_\_\_\_\_

NO	DESCRIPTION	DATE	D/C

**CREST**  
Engineering Associates Inc.  
Civil & Environmental Engineers  
Professional Planners • Surveyors • Landscape Architects  
• CERTIFICATE OF AUTHORIZATION NO. 246A27989-500 •

100 RIKE DRIVE MILLSTONE TOWNSHIP, N.J. 08535 PH(609)448-5550

12 ROBBINS PAVY AT WATER STREET TOMS RIVER, N.J. 08753 PH(732)244-0888

**PETER W. STRONG**  
PROFESSIONAL ENGINEER NJ LIC. NO. 22370

DATE	8/9/2021
SCALE	1"=200'
DRAWN	CPG
CHECKED	
SHEET	1 OF 2
POCKET	

VARIANCE PLAN FOR DR. PANKAJ & MRS. SWATI MOHAN  
**LOT 32.02**  
**BLOCK 5101**  
3870 PRINCETON PIKE  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY, NEW JERSEY  
(TAX MAP SHEET NUMBERS 51.06 & 51.08)

**COVER SHEET**