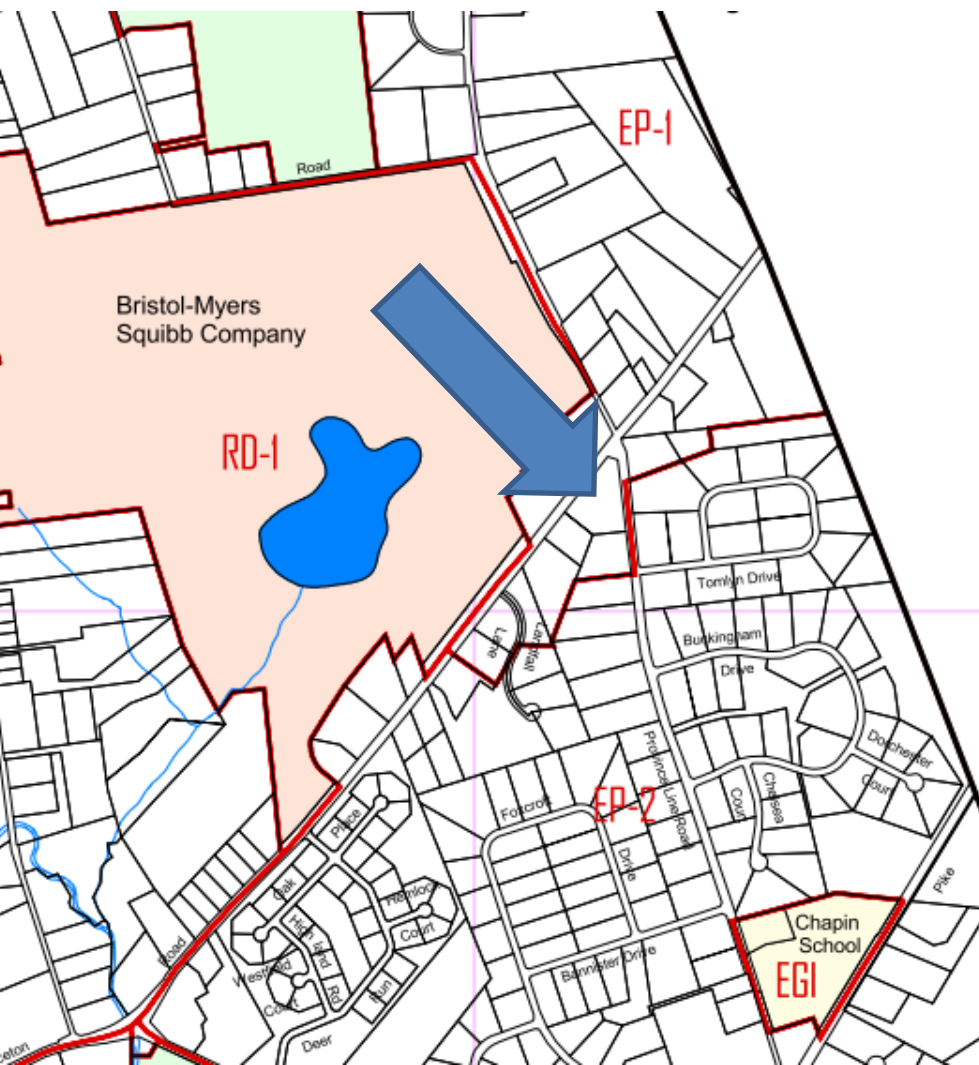
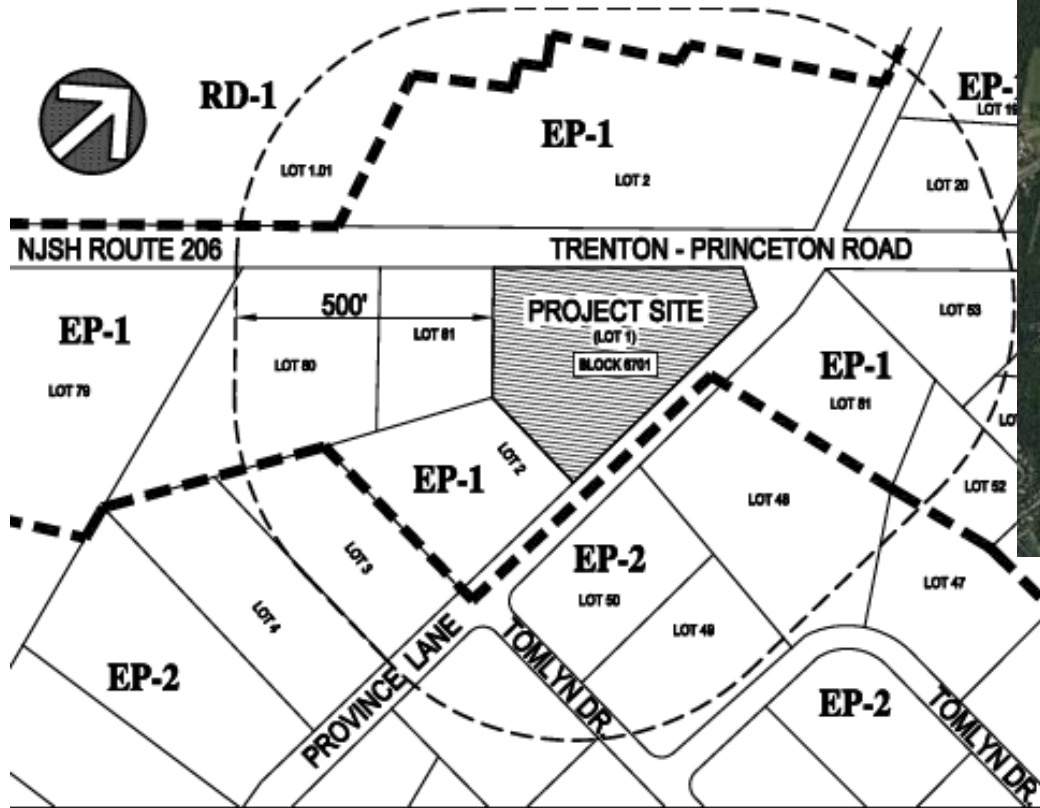


Dr. Radwa Saad

Variance Application

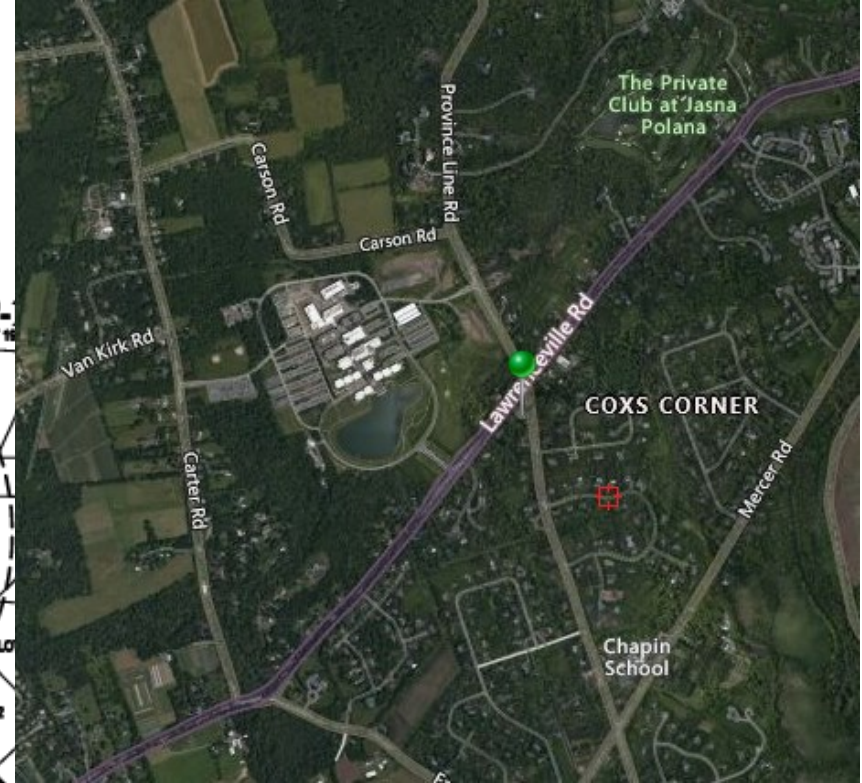


Location



KEY MAP

SCALE: 1" = ±200'



EP-1 zone

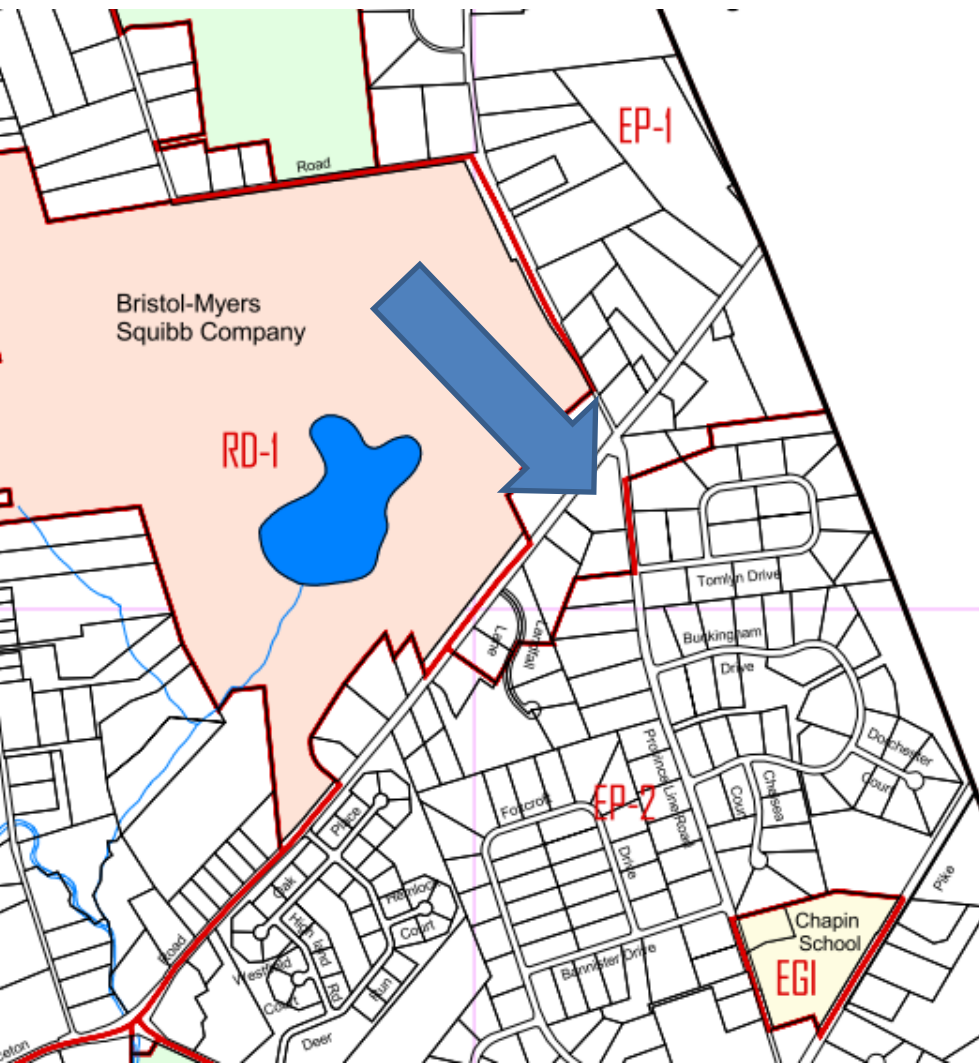
Background

3.2 acres

EP-1 Zone

Block 6701 Lot 1

3640 Lawrenceville
Road (Route 206)





Province Line Rd

Private Squibb Cove

206

206

Lawrenceville Rd

Province Line Rd

Tomlyn Dr

Tomlyn Dr

Gallup Rd

COXS CORNER

Gallup Rd



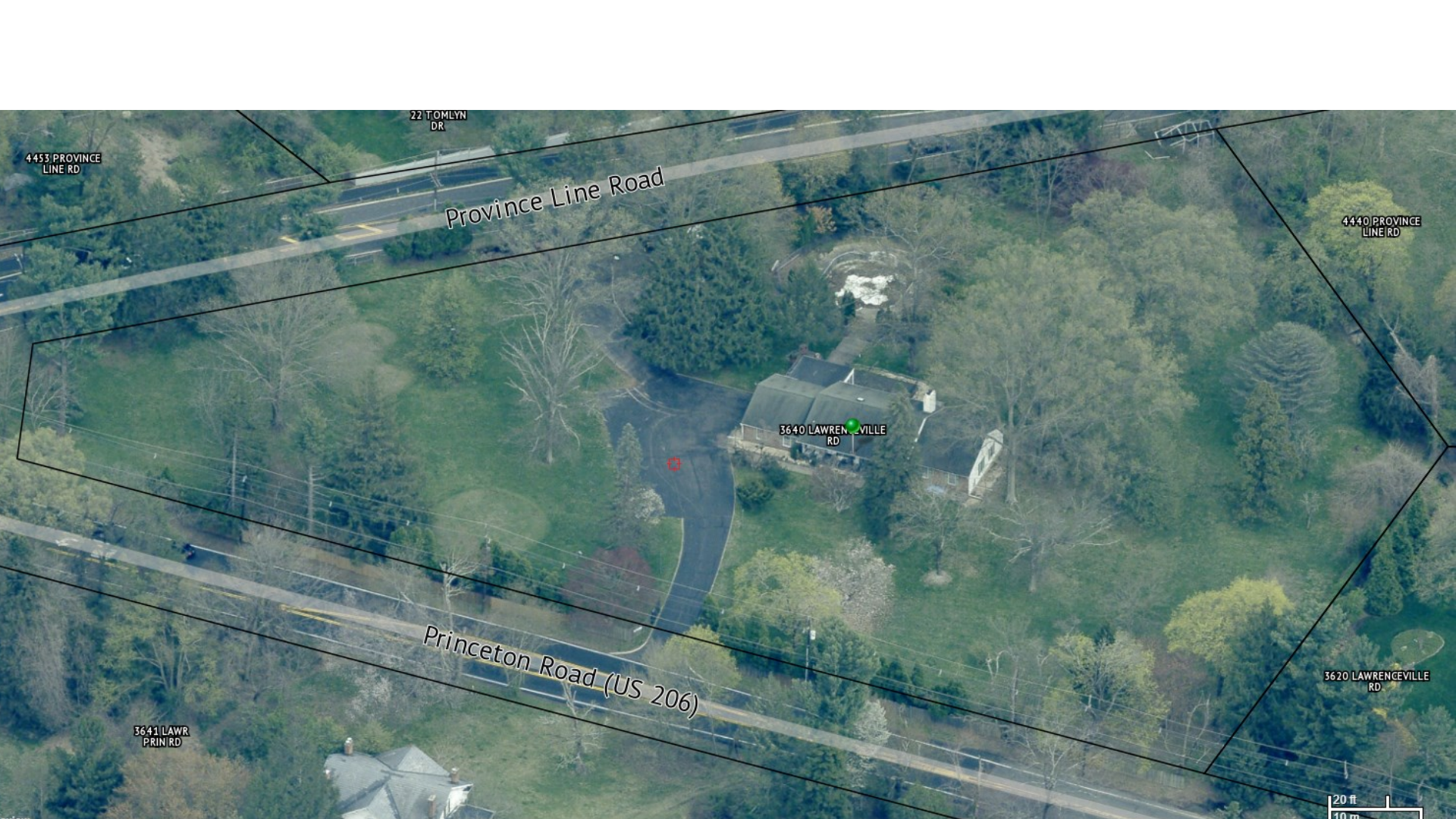
Princeton Road (US 206)

20 LAWRENCEVILLE RD

3640 LAWRENCEVILLE RD

Province Line Road

PROVINCE RD



22 TOMLYN DR

4453 PROVINCE LINE RD

Province Line Road

4440 PROVINCE LINE RD

3640 LAWRENCEVILLE RD

Princeton Road (US 206)

3641 LAWRENCEVILLE RD

3620 LAWRENCEVILLE RD

20 ft
10 m

3640 LAWRENCEVILLE
RD

Province Line Road

3640 LAWRENCEVILLE
RD







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David C. Maffei, D.C.
Chiropractor
3610 Lawrenceville Road

Now



Then





International Youth Volunteer Projects

Meeting with Prime Minister of
Jordan



Meeting with the Mayor of Langenlois,
ICRC, **Austria**



International Youth Volunteer Work

Award Ceremony with Officials of the
Ship for World Youth (SWY), **Japan**



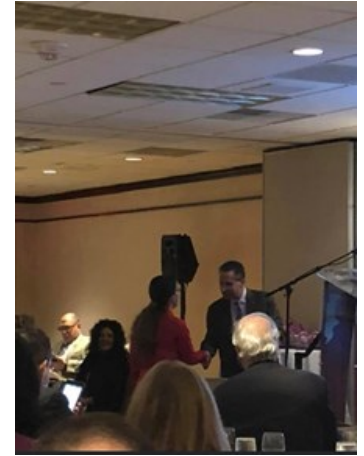
Meeting with the Minister of Youth,
Kenya



Current President Elect of **Mercer Dental Society**



Champion Of Action Award, New Jersey Dental Association



Local Community Work

**Day Care Presentation,
Mercer County**



**Food Truck Festival,
Mercer Park**



Local Community Work

Chapin School



#ChargerCorner

Support

Auction

Planning Underway for 2022!

Our hope is to have an Auction in the winter or spring of 2022. There are still many questions to be answered before a decision can be made.

The 2021 version was held online and was fun for all who participated. If an in-person event isn't possible, we'll undoubtedly try another type of entertaining evening. Watch for updates!

Thanks again to our generous 2021 sponsors. Please support them!

Gold
Stone Harbor Investment Partners

Silver
Stark & Stark
The Dittmar Agency
Tristate Capital Bank

Bronze
Berkshire Bank
ESF Camps at Chapin School
McClellan Law
MS & Associates at Merrill Lynch, Pierce, Fenner, and Smith, Inc.
Premier Dental Arts
Princeton Eye and Ear
Stone Tech Fabrication

Lawrence Township Education Foundation



+

Thank you to our 2021-2022
Annual Sponsors!



**LTEF Salutes our
GOLD Sponsor!**

Premier Dental Arts

Fall Festival, Lawrenceville



LAWRENCEVILLE MAIN STREET

Autumn ARTS FEST

LIVE MUSIC SCHEDULE

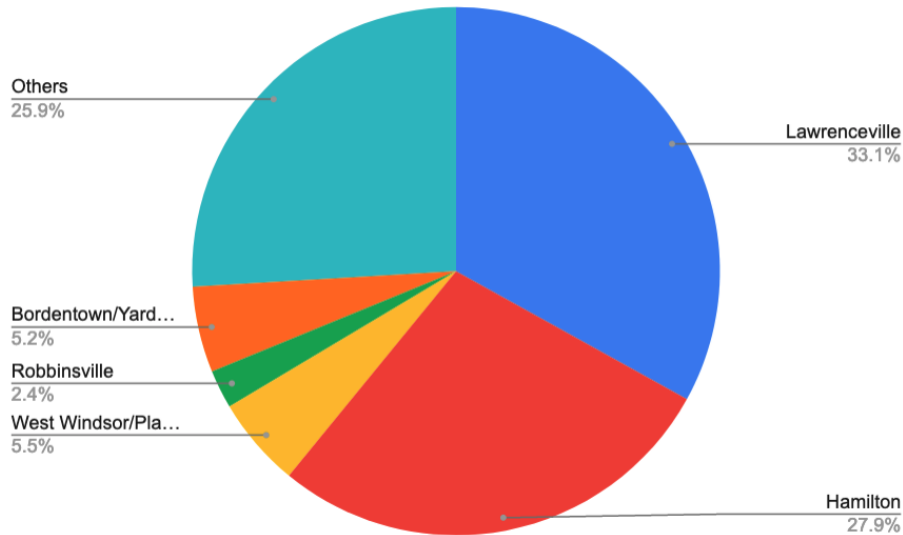
STAGE ONE WEEDEN PARK	STAGE TWO LAWRENCEVILLE ELEMENTARY
12pm - Laura Grant	12pm- The Beagles
1pm - Megan Pressler	1pm-Tom DeStefano of Modern Rewind
1:20pm- Jerry Monk	2pm-One Cell
3pm - Rockcital	3:00- School of Rock

FREE ADMISSION

SPONSORS ARE: COMPLETE HEALTH BY LAWRENCEVILLE, LAWRENCEVILLE HOME IMPROVEMENT, PREMIER DENTAL ARTS

Why specifically This location?

- Relocating my current office that is on border of Hamilton and Lawrenceville
- 4 miles away
- 33% patients base are in Lawrenceville



Hours Of Operation

Monday: 8:30 am-5:30 pm

Tuesday: 8:30 am-5:30 pm

Wednesday: 8 am-4 pm

Thursday: 8:30am-5:30pm

Friday: Admin day

2 Saturdays/ Month: 8am-1pm

Lawrence Day

- One day/year
- First Come/First serve
- Follow our social media to find out
- Free Dental Exams
- Free Dental Cleanings
- Free Xrays
- Small Fillings
- Extractions
- Must be a Resident of Lawrenceville, and Uninsured

Plus

- **One Free in-office Zoom whitening Giveaway** based on your story, and why you need it, Wedding, Graduation... Must be a Resident and over 18 yrs old.

SameDay Veneers, Bridges (4+4 hours)

Smile MakeOver (4+4 hours)

Same Day Porcelain Crown and Implant crown (4-5 hours)

Same Day Root Canal and Porcelain crowns (5 hours)

Same Day Porcelain Maryland Bridge (5 hours)



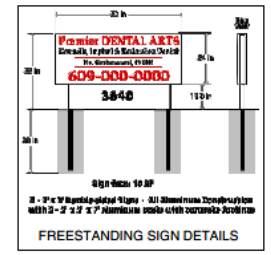
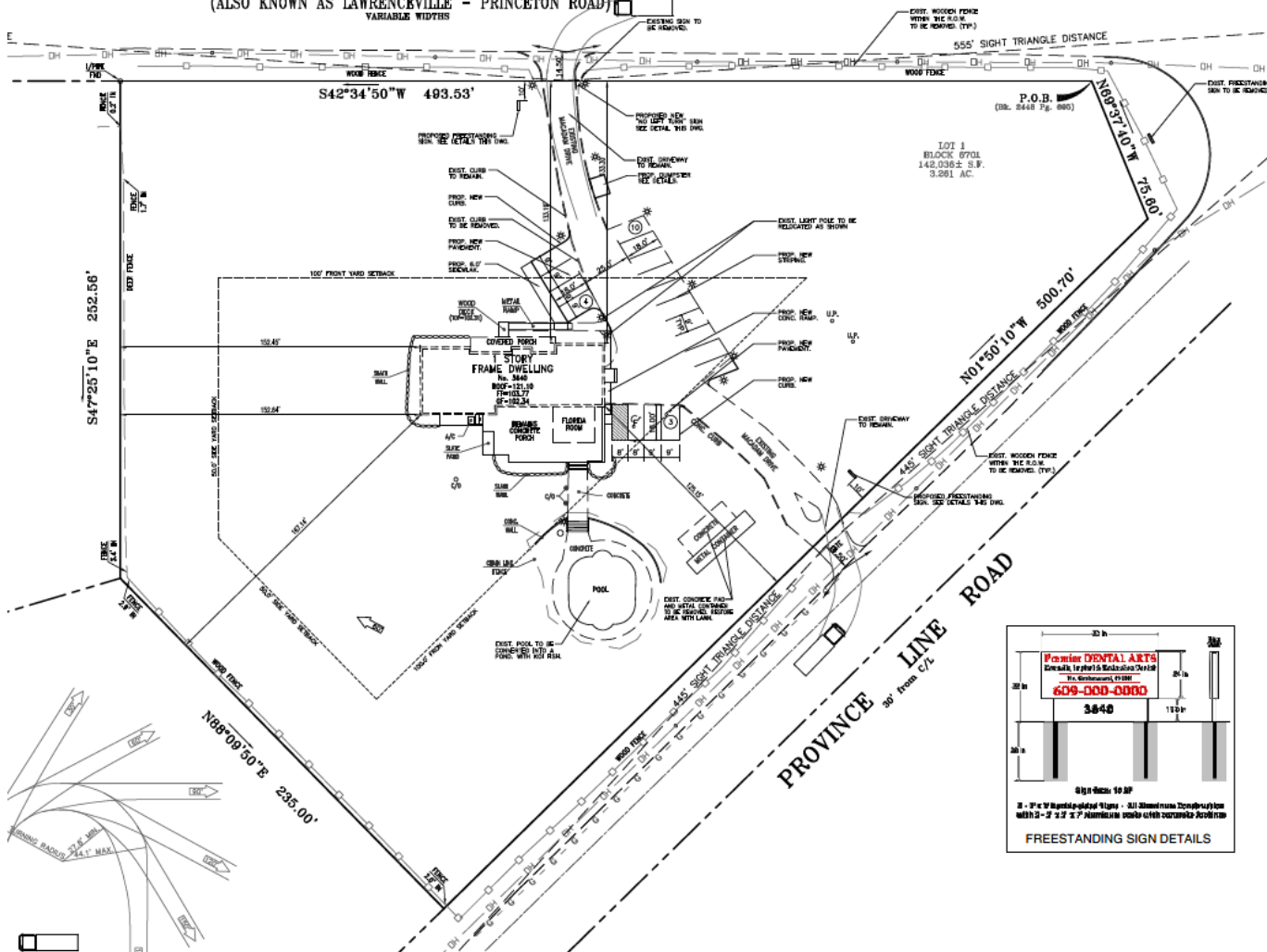
Now

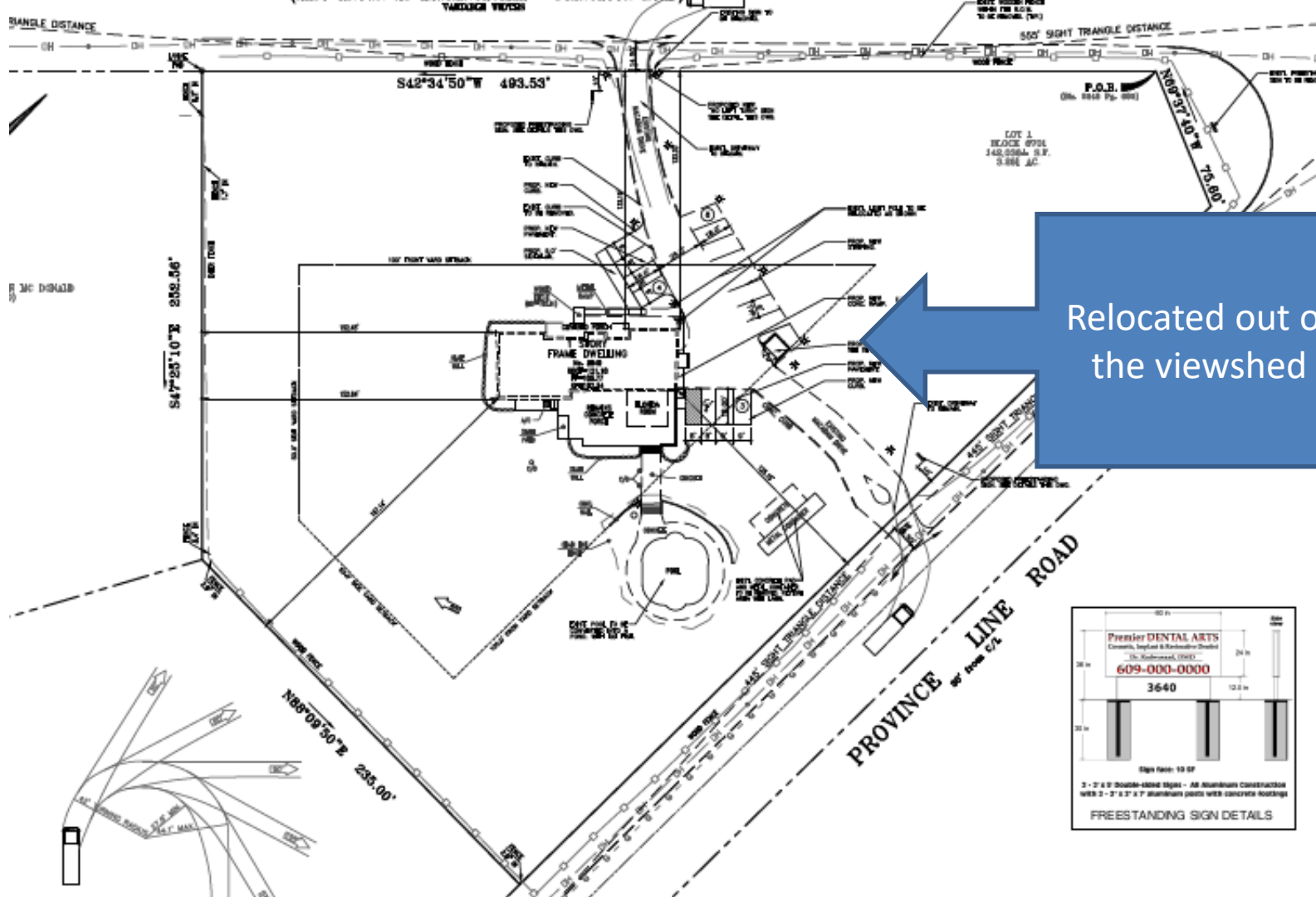


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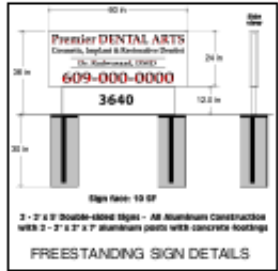


TRENTON - PRINCETON ROAD
 (ALSO KNOWN AS LAWRENCEVILLE - PRINCETON ROAD)
 VARIABLE WIDTHS

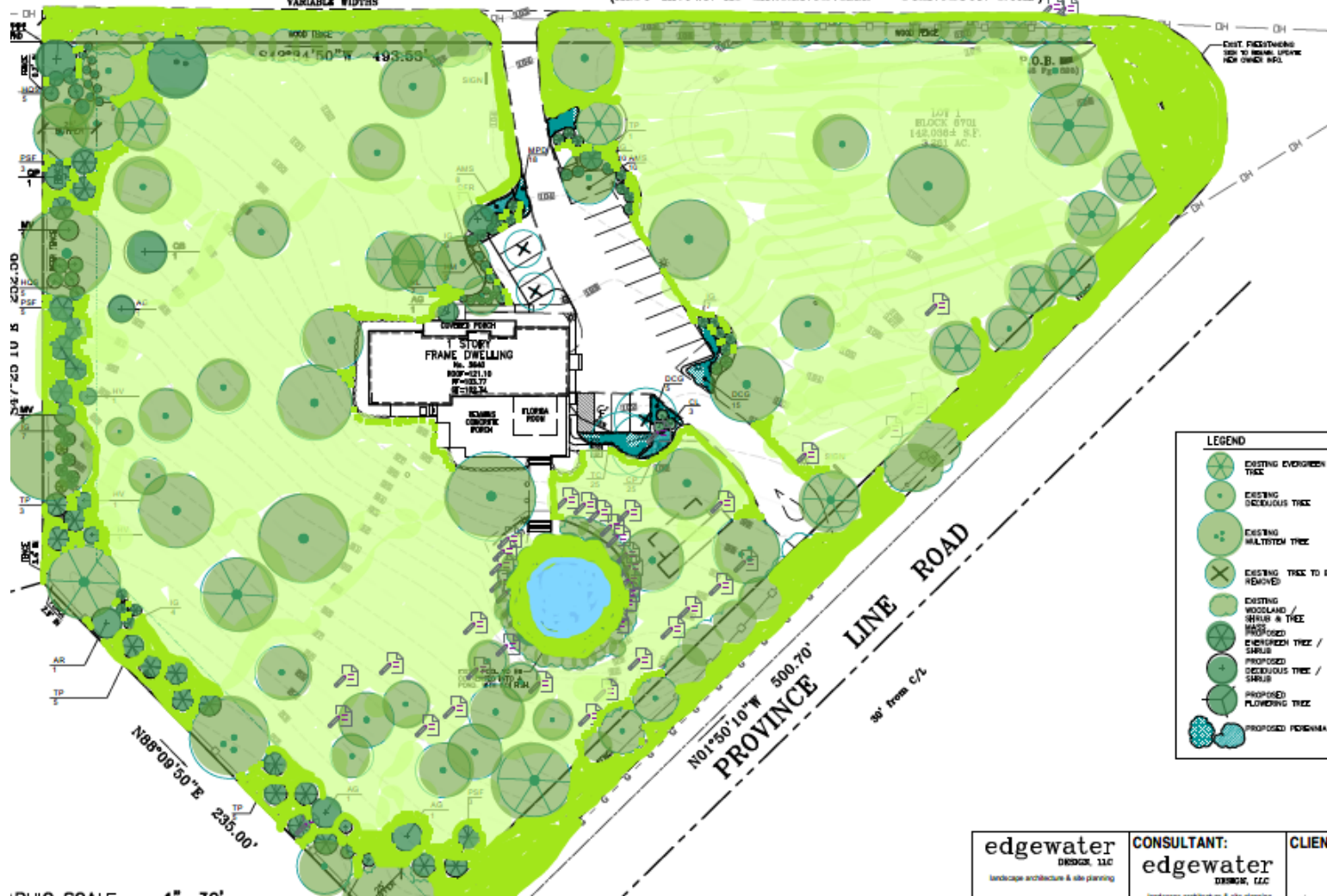




Relocated out of the viewshed



TRENTON - PRINCETON ROAD (ALSO KNOWN AS LAWRENCEVILLE - PRINCETON ROAD)



LEGEND

	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	EXISTING MULTITRUNK TREE
	EXISTING TREE TO BE REMOVED
	EXISTING WOODLAND SHRUB & TREE
	PROPOSED EVERGREEN TREE / SHRUB
	PROPOSED DECIDUOUS TREE / SHRUB
	PROPOSED PLOWING TREE
	PROPOSED PERENNIALS

edgewater
DESIGN, LLC
landscape architecture & site planning

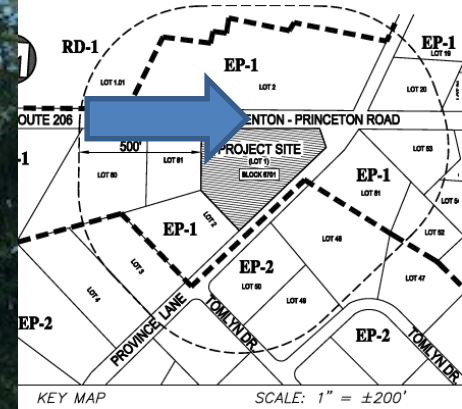
CONSULTANT:
edgewater
DESIGN, LLC

CLIENT:

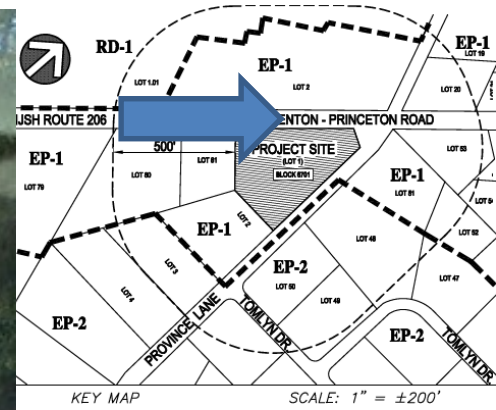




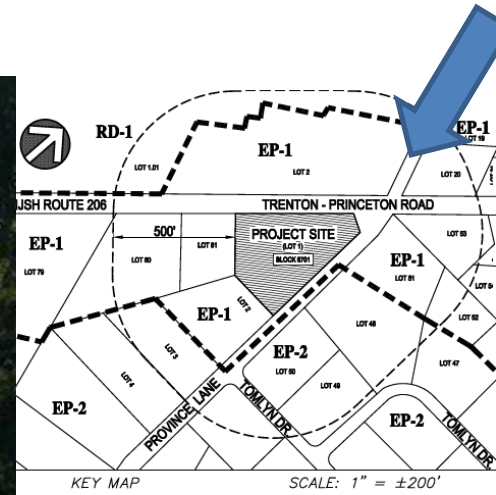
Route 206 Viewshed



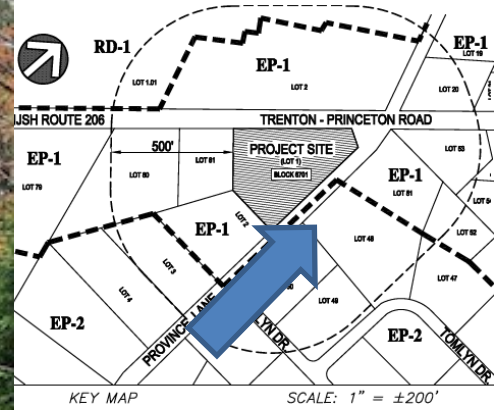
Route 206 Viewshed



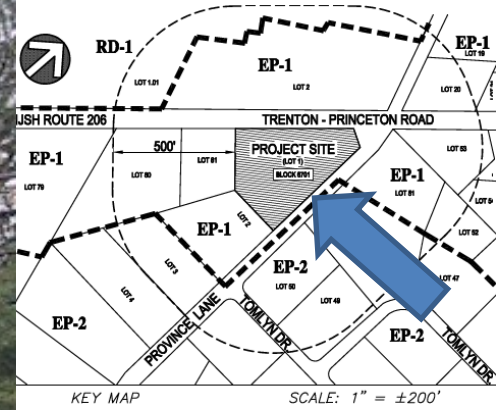
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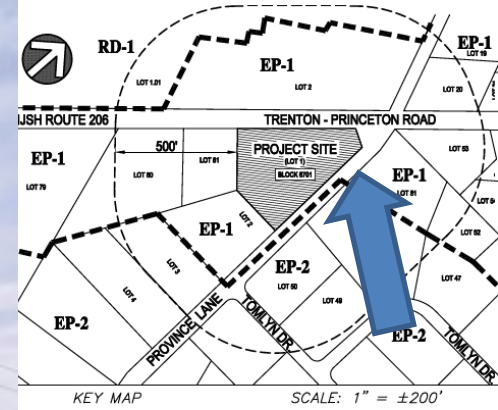
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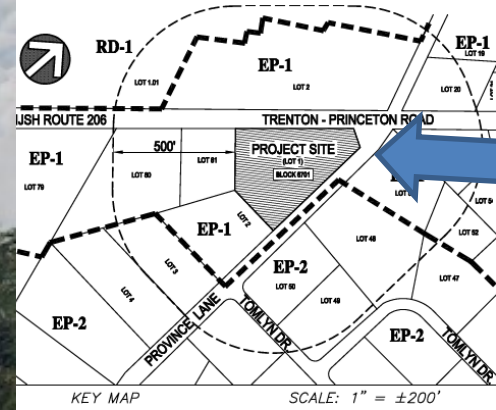
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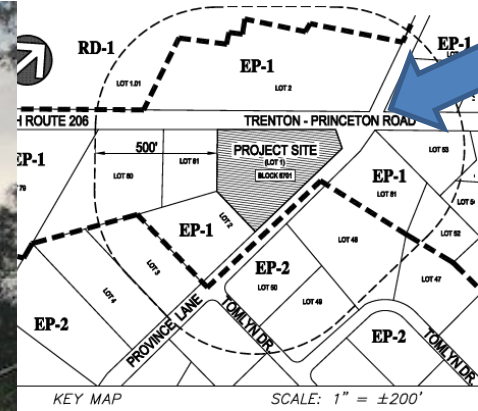
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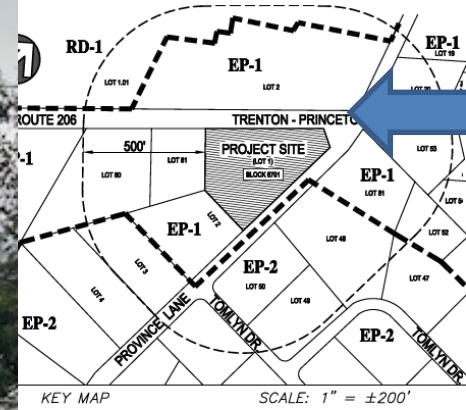
Route 206 Viewshed



Route 206 Viewshed



Route 206 Viewshed





① EXISTING PARKING
N.T.S.

EXISTING SITE LIGHTS



③ EXISTING REAR OF BUILDING
N.T.S.



② EXISTING BUILDING
N.T.S.

EXISTING SITE LIGHTS

EXISTING SITE LIGHTS



④ EXISTING SIDE OF BUILDING
N.T.S.



① EXISTING MAIN ENTRANCE
N.T.S.



② EXISTING REAR EXIT
N.T.S.

EXISTING
SITE LIGHTS



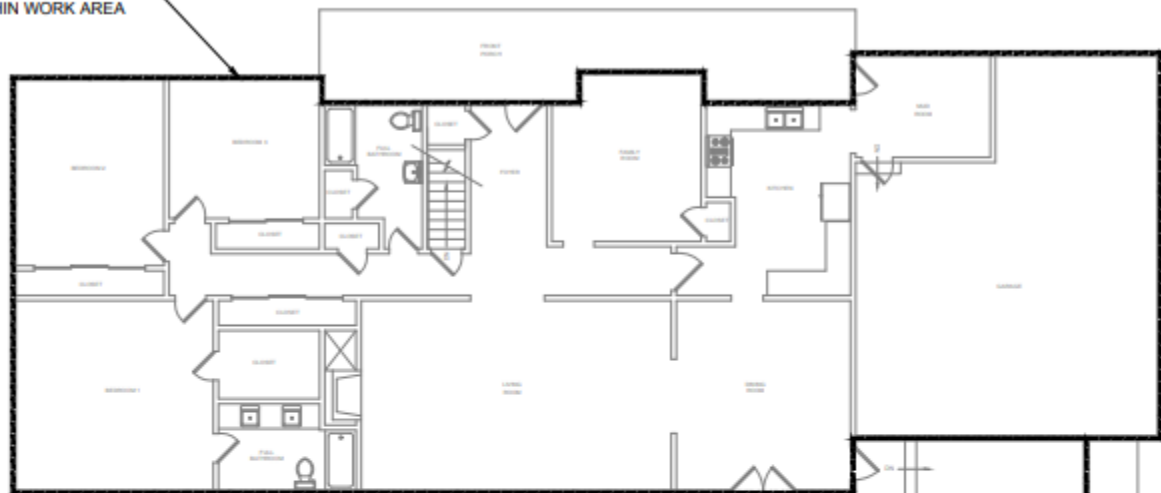
③ EXISTING REAR SUNROOM
N.T.S.



④ EXISTING FRONT PORCH
N.T.S.

EXISTING
SITE LIGHTS

EXISTING FIRST FLOOR AND
GARAGE WITHIN WORK AREA



EXISTING SUNROOM NOT
WITHIN WORK AREA

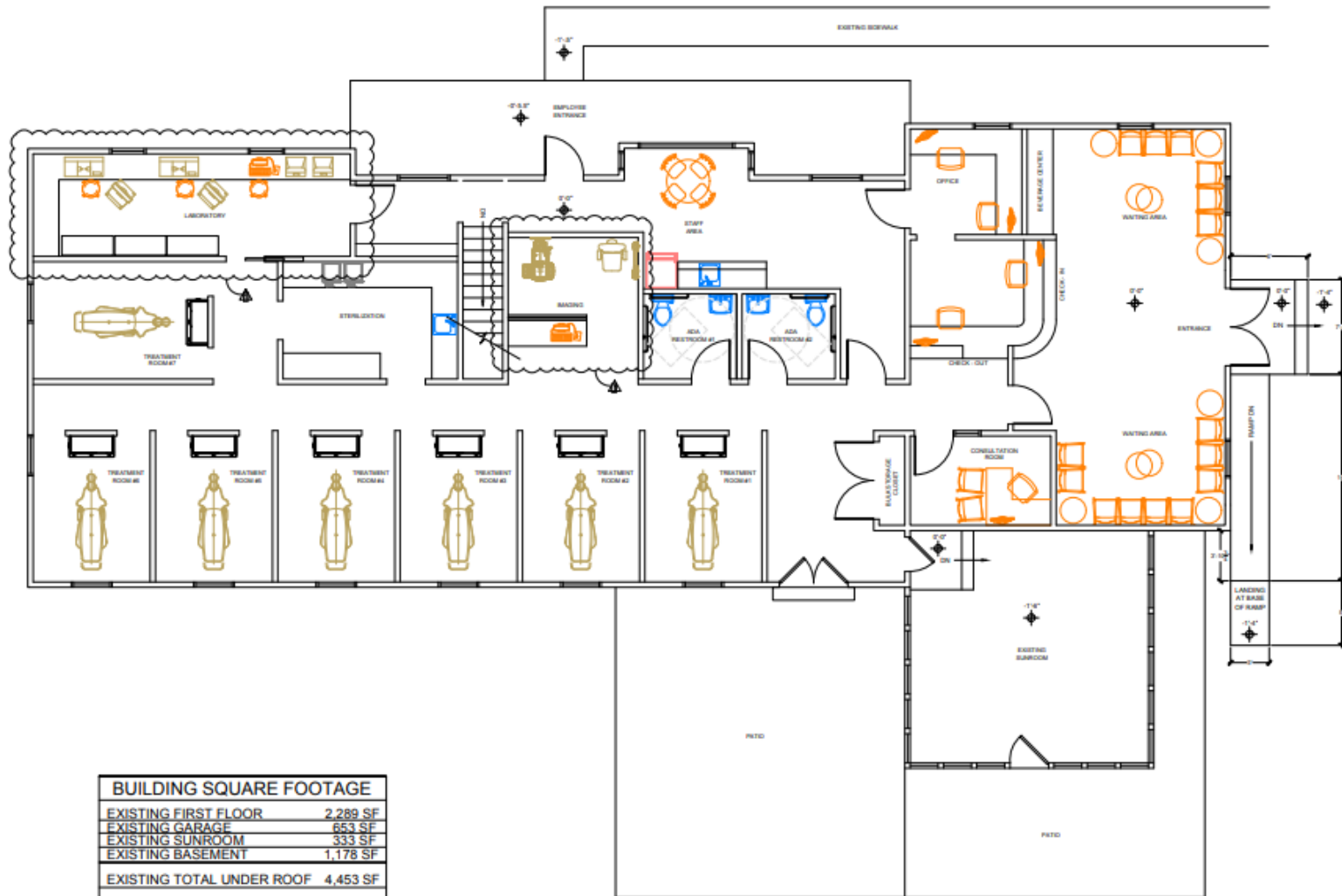


EXTENT OF WORK
AREA IS SHOWN

NOT IN WORK AREA

1 EXISTING FIRST FLOOR PLAN
3/16" = 1'-0"

2 PROJECT SCOPE
N.T.S.



BUILDING SQUARE FOOTAGE	
EXISTING FIRST FLOOR	2,289 SF
EXISTING GARAGE	653 SF
EXISTING SUNROOM	333 SF
EXISTING BASEMENT	1,178 SF
EXISTING TOTAL UNDER ROOF	4,453 SF
PROPOSED WORK AREA	2,942 SF



① PROPOSED FRONT ELEVATION
N.T.S.



② PROPOSED SIDE/REAR ELEVATION
N.T.S.

Summary – Use Variance

Paul Gleitz, P.P. AICP

Principal

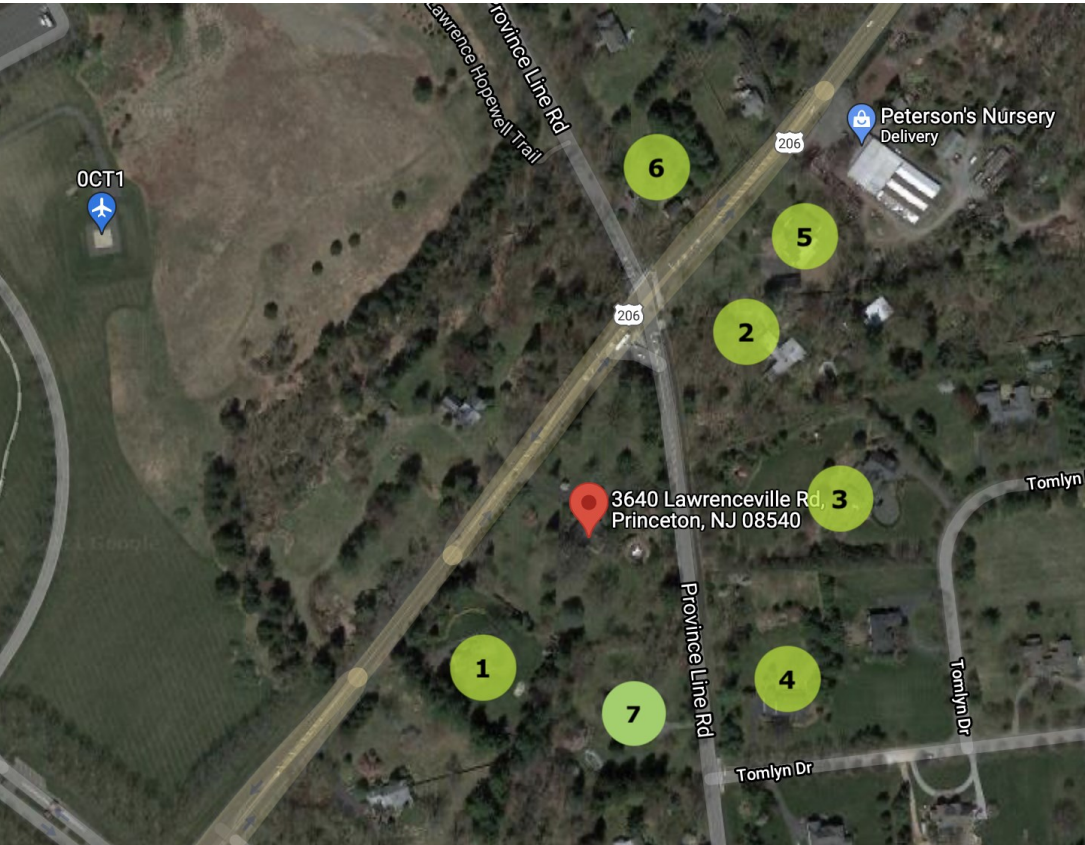
Latini & Gleitz Planning

Summary – Bulk Variances

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	130,680 S.F.	142,049 S.F.	142,049 S.F.
	3 ACRES	±3.261 ACRES	±3.261 ACRES
MIN. LOT FRONTAGE			
TRENTON-PRINCETON ROAD	200'	493.53'	493.53'
PROVENCE LANE	200'	500.70'	500.70'
MIN. FRONT YARD SETBACK			
TRENTON-PRINCETON ROAD	100'	133.19'	133.19'
PROVENCE LANE	100'	125.15'	125.15'
MIN. SIDE YARD SETBACK			
TRENTON-PRINCETON ROAD	50'	152.45'	152.45'
PROVENCE LANE	50'	N/A *	167.14'
MIN. REAR YARD SETBACK			
MIN. SIDE YARD SETBACK	50'	N/A *	152.45'
TRENTON-PRINCETON ROAD	50'	167.14'	167.14'
MAX. IMPERVIOUS COVERAGE	12%	16,030 S.F. (±11.28%)	16,422 S.F. (±11.56%)
MAX. BLDG HEIGHT:			
FEET	35'	±30.0'	±30.0'

Thank you

Outreach



Informal meetings
with neighbors

One on one calls

Letter to property
owners