

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

2B-2/21
 6P-1/21

RECEIVED

APR 15 2021

Name of Applicant: Dr. Radwa Saad, DMD / Premier Dental Arts

ENGINEERING DEPT.

Block No. 6701 **Lot No(s)** 1

- | | |
|--|-----------------------|
| Required for all applications: | Complete form: |
| <input checked="" type="checkbox"/> General Information | Form G-1 |
| <input checked="" type="checkbox"/> Certifications | Form C-1 |
| <input checked="" type="checkbox"/> Taxpayer Identification number & certification | 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 checked="" type="checkbox"/> Bulk Variance (parcel) | Form B-1 |
| <input type="checkbox"/> Bulk Variance (signage) | Form B-2 |
| <input 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 checked="" type="checkbox"/> Site Plan, Preliminary Major | N/A |
| <input checked="" 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 checked="" 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>
See attached cover letter and narrative supplement to the application	

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

Paul Gleitz, Latini & Gleitz Planning, 223 Broad St., Manasquan, NJ 08736
Mohammed El-Hawwat, P.E., MEH Consulting Engineers, Inc
825 Bloomfield Ave., Verona, NJ 07044
Trae Anderson, The Lion and Crown Architecture and Design
3911 Concord Pike, Wilmington, DE 19803

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name *Dr. Radwa Saad, DMD Phone 609-890-1888
Address 3800 Quakerbridge Rd. Fax _____
Hamilton Twp., NJ 08619 Email radwasaaddmd@gmail.com

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

Name David and Leona Maffei, H/W Phone 609-638-8158
Address 3640 Trenton Princeton Rd. Fax _____
Lawrenceville, NJ 08648 Email _____

3. Attorney (where applicable):

Name Carl M. Ippolito Phone 609-248-9006
Address 207 Stony Brook Road Fax 609-916-1335
Hopewell, NJ 08525 Email info@cmippolitolaw.com

4. Engineer (where applicable):

Name Mohammed El-Hawwat, P.E. Phone 973-239-2626
Address MEH Consulting Engineers, Inc Fax 973-239-6356
825 Bloomfield Ave. Email mohammed@mehengineers.com
Verona, NJ 07044

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.

*Dr. Radwa Saad, DMD is the sole owner/shareholder/member of RS Molar PA
and of Smiles Real Estate, LLC, which are Dr. Saad's co-applicants.

6. Location of Land:

Lot No(s) 6701 Block(s) 1 Tax Map Pg(s) 67.02
Street(s) 3640 Princeton-Trenton Road / US Route 206
Lawrenceville, NJ 08648

7. Zoning designation of parcel (see Zoning Map):

EP-1

8. Name of proposed development:

Premier Dental Arts

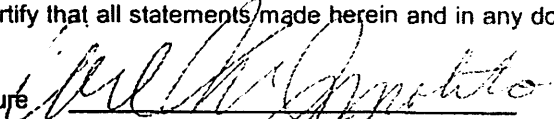
Township of Lawrence
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Department of Community Development

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



Date April 16, 2021

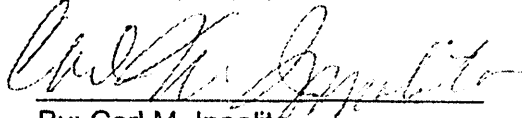
By: Carl M. Ippolito
(Print or type name)

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



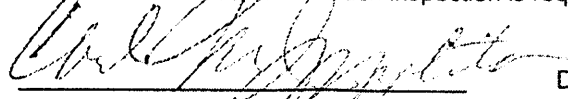
Date April 16, 2021

By: Carl M. Ippolito
(Print or type name)

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



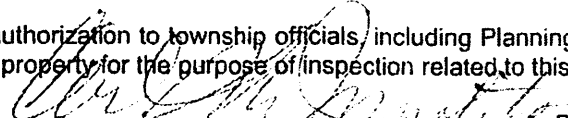
Date April 16, 2021

By: Carl M. Ippolito
(Print or type name)

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



Date April 16, 2021

By: Carl M. Ippolito
(Print or type name)

Township of Lawrence
Mercer County NJ
Department of Community Development

Use Variance

Request is hereby made for permission to use, erect, alter, or convert a See attached explanation contrary to the requirements of § _____ of the Land Use Ordinance, or for other relief as follows: See attached explanation

1. List the zoning districts in which the proposed use is allowed: See attached explanation

2. Describe the existing structure(s) located on the property and their current use:

3. Describe the type and use of the structures located on the properties surrounding the subject property: See attached explanation

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

_____ Yes XXX No

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

**Supplement to Application
of Dr. Radwa Saad, DMD / RS Molar, PA t/a Premier Dental Arts and
Smiles Real Estate, LLC**

The applicant, Dr. Radwa Saad, DMD is the sole owner/operator of RS Molar, PA t/a Premier Dental Arts a dental practice located at 3800 Quakerbridge Road, Hamilton Township, Mercer County, New Jersey and the sole member of Smiles Real Estate, LLC, a New Jersey Limited Liability Company (hereinafter referred to as the "Applicants").

She desires to relocate her dental practice to 3640 Trenton Princeton Road / US Highway 206 in Lawrence Township, Mercer County, New Jersey.

To that end, D. Saad has agreed to purchase the real property from the present owners, Dr. David Maffei, DC and his wife, Mrs. Leona Maffei. She intends to purchase the property through Smiles Real Estate, LLC.

Dr. Saad is filing the within application for a use variance approval pursuant to NJSA 40:55D-70.d.(1), bulk variance and for preliminary and final site approval and waiver relief approval in connection with the real property commonly known as and designated as 3640 Trenton Princeton Road, Block 6701, Lot 1 in Lawrence Township, Mercer Township, New Jersey.

Dr. David Maffei, DC and Mrs. Leona Maffei, Husband and Wife, presently own and occupy the property. The property is utilized as a residence and professional chiropractic office. Dr. Maffei has owned and operated a professional chiropractic practice on the premises for more than 40 years.

The property consists of approximately 3.20 acres. The property is within the EP-1 (Environmental Protection-1) Zoning District.

The applicant, by and through counsel, respectfully suggests and asserts that the sought after variances can be granted without detriment to the public good and without impairing the intent and purpose of the Lawrence Township Zoning Plan and Zoning Ordinance.

The applicant also respectfully requests that the Lawrence Township Zoning Board grant any additional approvals, permits and variances, interpretations, waivers or exceptions shown in the plans and materials filed (as the same may be amended or revised from time to time without further notice) or that the Board determines to be necessary during the review and consideration of the application.

Township of Lawrence
Mercer County NJ
Department of Community Development

Use Variance

Request is hereby made for permission to use, erect, alter, or convert a Home Medical Office
contrary to the requirements of § 401 of the Land Use Ordinance, or
for other relief as follows: _____

seeking change the use from home/professional office (EP-1) to a professional office,
pursuant to section 416-Professional Office (PO)

1. List the zoning districts in which the proposed use is allowed: _____

MX-1, 2, 3, PO, HC & EP2

2. Describe the existing structure(s) located on the property and their current use:

Home Medical Office

3. Describe the type and use of the structures located on the properties surrounding the subject
property: (North) is mixed, residential and retail commercial. (West) Corporate offices
(East) Residential (South) Residential

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

 Yes 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 (Signage)

Existing and proposed signage requirements as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign	Yes	Yes		
Number				
Area	SF	8.61 SF	SF	SF
Setback	FT	24.00 FT	FT	FT
Height	FT	3.83 FT	FT	FT
Façade Sign				
Number				
Area	SF	SF	SF	SF

Mark any pre-existing variance with an "*".

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Signage)

Existing and proposed signage requirements as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number			Proposed Province Line Road	
Area	SF	SF	10 SF	10 SF
Setback	FT	FT	10 FT	10 FT
Height	FT	FT	3 FT	3 FT
Façade Sign				
Number				
Area	SF	SF	SF	SF

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

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Signage)

Existing and proposed signage requirements as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number			Proposed Trenton Princeton Road	
Area	SF	SF	10 SF	10 SF
Setback	FT	FT	10 FT	10 FT
Height	FT	FT	3 FT	3 FT
Façade Sign				
Number				
Area	SF	SF	SF	SF

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



Proposed/Anticipated Witness List
in support of Bulk Use and Variance Application
of Dr. Radwa Saad, DMD, Premier Dental Arts
and Smiles Real Estates, LLC

Fact witnesses:

Dr. David Maffei, DC and/or Mrs. Leona Maffei owners of 3640 Trenton Princeton Road,
Lawrenceville, New Jersey

Dr. Radwa Saad, DMD residing at 11 Compton Drive, East Windsor, New Jersey

Their cumulative testimony should not take more than ten (10) minutes; and would be
necessary only to set forth any foundational facts that the Zoning Board of Adjustment (ZBA)
may require.

Expert witnesses:

Planner:

Paul Gleitz, Latini and Gleitz Planning of L&G Planning

Mr. Gleitz's professional credentials are more particularly set forth in his LinkedIn profile which
is located at <https://www.linkedin.com/in/pgleitz/> and at the American Planning Association-
New Jersey Chapter website located at <https://njplanning.org/board-bio/paul-gleitz-pp-aicp/>

A hard copy of Mr. Gleitz's curriculum vitae is available upon request.

Professional Engineer:

Mohammed El-Hawwat, P.E. of MEH Consulting Engineers, Inc., Verona, New Jersey

A hard copy of Mr. El-Hawwat's curriculum vitae is available upon request.

Architect:

Trae (Duncan C. Anderson III) Anderson, principal of The Lion and Crown Architecture and
Design, Wilmington, Delaware


Mr. Anderson is a Registered Architect in the Commonwealth of Pennsylvania, License No.
RA409407 (April 1, 2021)

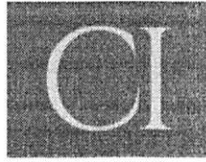
A hard copy of Mr. Anderson's curriculum vitae is available upon request.

The cumulative testimony of the above-identified professional witness should take no more
than thirty (30) minutes. Such time approximation is subject to the ZBA's desire to interrogate
the said professional witnesses.

Law Office of Carl M. Ippolito

207 Stony Brook Road Hopewell, New Jersey 08525

609-248-9006  info@cmipplotitolaw.com



Witness Contact Information
re: Bulk Use and Variance Application
of Dr. Radwa Saad, DMD, Premier Dental Arts
and Smiles Real Estates, LLC

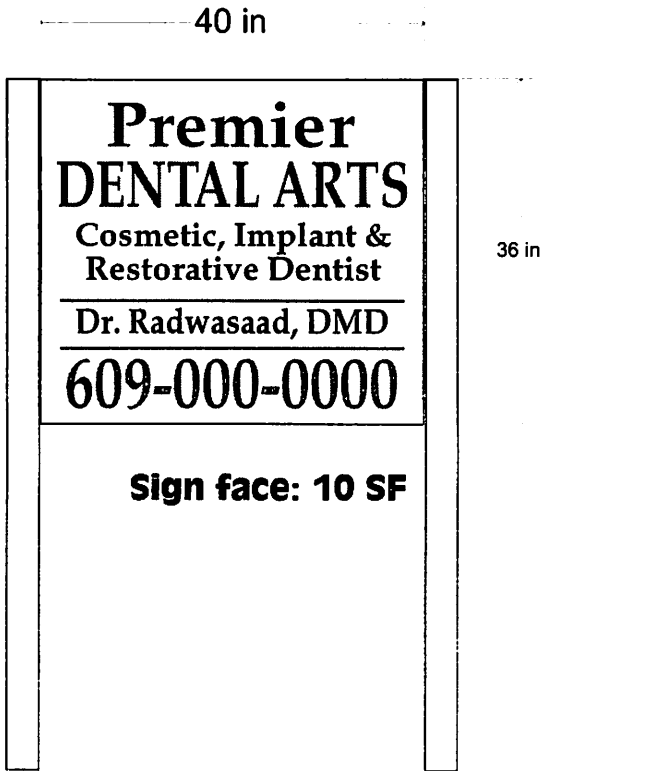
Dr. David Maffei, DC and Mrs. Leona Maffei
3640 Trenton-Princeton Road, Lawrenceville, NJ 08648
Telephone No. (609) 683-8158
Facsimile No. None

Dr. Radwa Saad, DMD
(dental office) (residence)
3800 Quakerbridge Road 11 Compton Drive
Hamilton Township, NJ 08618 East Windsor, NJ 08520
Telephone No. (609) 890-1888
Facsimile No. (609) 890-4040

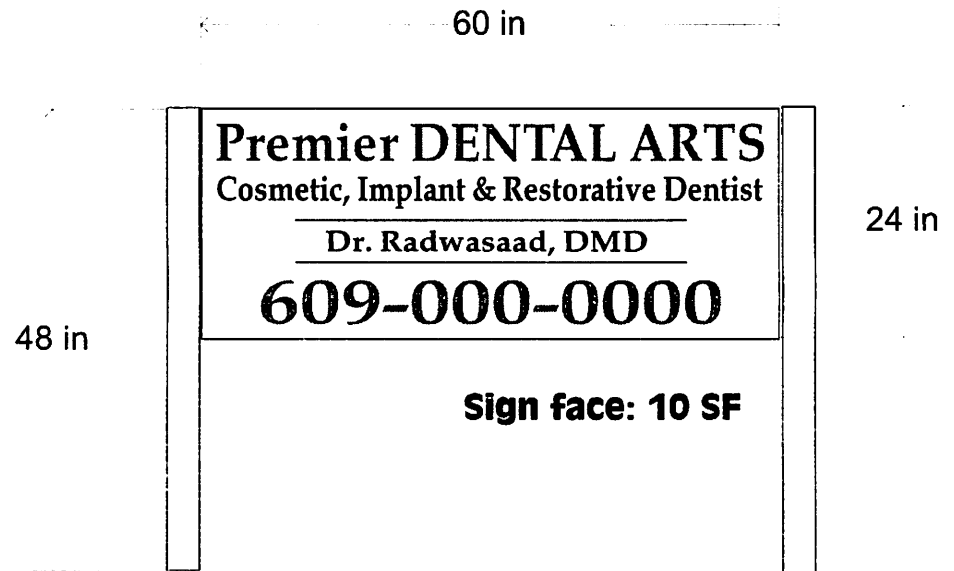
Planner:
Paul Gleitz, P.P. AICP, Principal
Latini & Gleitz Planning
223 Broad Street
Manasquan, NJ 08736
Telephone No. (732) 996-5223
Facsimile No. None

Professional Engineer:
Mohammed EL-Hawwat, P.E., Principal
MEH Consulting Engineers, Inc.
825 Bloomfield Avenue, Suite 106
Verona, NJ 07044
Telephone No. (973) 239 2626
Facsimile No. (973) 239 6356

Architect:
Trae (Duncan C. Anderson III) Anderson, principal
The Lion and Crown Architecture and Design
3911 Concord Pike, #7571, Wilmington, DE 19803
Telephone: (302) 438-5839
Facsimile: None



**2 - 3' x 4' Signs - Materials TBD
double-sided
installed with 2 - 4" x 4" x 8' posts**



**2 - 3' x 4' Signs - Materials TBD
double-sided
installed with 2 - 4" x 4" x 8' posts**

**TOWNSHIP OF LAWRENCE
Mercer County NJ
Department of Community Development**

**Bulk Variance (Parcel)
ENVIRONMENTAL PROTECTION 1 (EP-1 DISTRICT)**

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	130,680	SF	130,680	SF	142,049	SF	142,049	SF	N/A	SF
Lot Frontage	200	FT	200	FT	+/-702	FT	4+/-702	FT	N/A	FT
Lot Width	N/A	(EP-1 ZONE) FT		FT		FT		FT		FT
Lot Depth	N/A	(EP-1 ZONE) FT		FT		FT		FT		FT
Parking Spaces	15		15		17		17		N/A	
Floodplain Buffer (if applicable)	N/A	FT		FT		FT		FT		FT
Total Impervious Coverage	12	%	12	%	11.28	%	12.54	%	0.54	%
PRINCIPAL BUILDING										
Front Yard setback	100	FT	100	FT	125.15	FT	125.15	FT	N/A	FT
Left Side Yard setback	50	FT	50	FT	152.45	FT	152.45	FT	N/A	FT
Right Side Yard setback	N/A (CORNER LOT)	FT		FT		FT		FT		FT
Rear Yard setback	N/A (CORNER LOT)	FT		FT		FT		FT		FT
Floor Area Ratio	0.25 (OFFICE)		0.25 (OFFICE)		0.023		0.023		N/A	
Building Height	35	FT	35	FT	30	FT	30	FT	N/A	FT
ACCESSORY BUILDING										
N/A										
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 “ * ”.