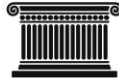


the
SPADACCINI

LAW FIRM LLC



98 FRANKLIN CORNER ROAD
LAWRENCEVILLE, NEW JERSEY 08648

Phone: (609) 912-0100

Fax: (609) 912-0400

www.spadlaw.com

Writer's email: dino@spadlaw.com

DINO SPADACCINI * † ‡

ROBERT W. SLOMICZ* †

MELISSA MARINO*

*Member of NJ Bar

† Member of Pennsylvania Bar

‡ RULE 1:40 Qualified Mediator

November 25, 2020

DELIVERED BY HAND and email

Brenda Kraemer, P.E.
Secretary to the Zoning Board
Township of Lawrence
2207 Lawrence Road
Lawrenceville, NJ 08648

Re: Application No: SP-10/20
Applicant: Albon Holdings
Owner: Albon Holdings
Property: 2630 Brunswick Pike
Tax Map Page 2201, Block 2206, p/o Lot 3.03
Zone: Highway Commercial ("HC")
Application: Preliminary and Final Site Plan

Dear Ms. Kraemer:

Please be advised that I represent the applicant in the above-referenced matter. In connection therewith, and as per the November 16, 2020 letter from Mr. James F. Parvese, P.E., secretary to the Planning Board, enclosed please find the Twenty-Three (23) copies of the following documents

1. Land Use Application Master Check List with Rider
2. General Information Form G-1
3. Certifications – Form C-1
4. Corporate Disclosure Statement
5. Applicant's W-9
6. Contribution Disclosure Statement for attorney, Dino Spadaccini, Esq.
7. Contribution Disclosure Statement for Engineer, Joseph Mester, P.E.
8. Contribution Disclosure Statement for Architect, kd2 Architects, Inc. by Keven Dowell
9. Contribution Disclosure Statement for Applicant and Owner, by Scott Haldeman
10. Property Owner's List Request Form
11. Land Use Application Submission Checklist
12. Lexus Platinum Sign Program

THE SPADACCINI LAW FIRM, LLC

November 25, 2020

Page 2

13. Plan prepared by Trenton Engineering Company, Inc. consisting of the following 5 sheets (8 full size and 15 half sheets):

<u>Sheet No.</u>	<u>Description</u>
1	Title Sheet dated January 15, 2020
2	Site Plan dated January 15, 2020
3	Plan of Topographic Survey dated September 3, 2019
3A	Overall Plan dated September 3, 2019
4	Existing & Proposed Impervious Surface Plan dated January 15, 2020

14. Architectural plans prepared by kd2 Architects, Inc., dated October 30, 2020 and consisting of the following 8 sheets (8 full size and 15 half sheets):

<u>Sheet No.</u>	<u>Sheet Label</u>	<u>Description</u>
1		8x11 color schematic rendering
2.	CS	Cover Sheet
3	D1.0	Demolition Plan
4	A1.0	New Work Plan
5	A3.0	Elevation
6	A3.1	Enlarged Elevation
7	A3.2	Elevation and Window Types

	<u>Application Fee(s)</u>	<u>Escrows</u>
Preliminary and final site plan with variance relief	\$1,250.00	\$6,150.00
Total	\$1,250.00	\$6,150.00

Upon final review, I kindly request that this matter be placed on the next available Planning Board agenda.

I will also email copies of the entire application package including plans

Should you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,

THE SPADACCINI LAW FIRM, LLC

BY: 
DINO SPADACCINI

DS/oms

Enclosures

cc: Albon Holdings, *via email only*
Trenton Engineering, *via email only*
KD2 Architects Inc., *via email only*

Township of Lawrence
Mercer County, NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: Albon Holdings

Block No. 2206 **Lot No(s)** 3.03 **Application No(s)** SP-10/20

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 type="checkbox"/> | Bulk Variance (homeowner) | Form B-3 |
| <input checked="" 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 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>
Site Plan prepared by Trenton Engineering Co., Inc.	1
Architecturals prepared by kd2 Architects, Inc.	1

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

David Stratton, P.E., Trenton Engineering Co., Inc., 2193 Spruce St., Ewing NJ 08638

Kevin Dowell A.I.A., LEED BD+C, CPHD, kd2 Architects, Inc., 875-A.N. Easton Rd., Glenside, PA 19038

RIDER TO APPLICATION
of
ALBON HOLDINGS
(Haldeman Lexus)

The applicant(s) and owner, Albon Holdings (Haldeman Lexus) a New Jersey Partnership (the "Applicant" and/or "Applicants"), is filing this application with the Township of Lawrence Planning Board (the "Board") for preliminary and final site plan approval in connection with the property commonly known as 2630 Brunswick Pike, known and designated as Block 2206, Lot 3.03, Tax map page 2201 on the tax maps of the Township of Lawrence, Mercer County, New Jersey (the "Property"). The Property is situated in the Highway Commercial ("HC") Zoning District.

The aforesaid Property was the subject of the following prior approvals:

- Resolution of Memorialization 26-99 of the Planning Board adopted on September 27, 1999 memorializing action taken by the Planning Board on July 19, 1999--Applicant Albon Holdings (J&B Realty Associates, LLC) minor subdivision and consolidation and preliminary and final site plan approval with bulk variance relief.
- Resolution of Memorialization 18-16 of the Planning Board adopted on August 15, 2016 memorializing action taken by the Planning Board on August 1, 2016--Applicant Albon Holdings (Haldeman Lexus) preliminary and final major site plan approval with bulk variance relief and exceptions.

The Property is an approximately 13.84 acres which is home to the Haldeman Lexus automobile dealership. The Property contains an existing single-story masonry building with an approximately 25,900sf footprint with associated site improvement such as 502 existing parking spaces, stormwater facilities, etc.

The total square footage of the additions is 4,233.2 sf. The front addition in the parking area is 3,428.2 sf. The smaller addition is 805 sf.

The Applicant is proposing two building additions totaling 4,233.20sf as follows: (i) a 805sf addition to the northeasterly side of the building to be utilized for administrative offices; and (ii) a 3,428.2sf addition to the southwesterly side of the building to be utilized for enclosing a canopy for new care delivery, service visitor area and the like.

In connection with the addition on the southwesterly side of the building five (5) parking spaces will be removed reducing the total number of parking spaces from 502 to 497 which will also reduce

some impervious with additional landscaping. The impervious coverage is currently 0.509% (i.e. 84,696sf) and is being reduced to 0.498% (i.e. 84,611sf).

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

ZONING SCHEDULE: HIGHWAY COMMERCIAL (HC) DISTRICT

PRINCIPAL BUILDING	REQUIRED	EXISTING LOT 3.03	PROPOSED LOT 3.03
Minimum Lot Area	40,000 sf	602,657.12 sf	602,657.12 sf
Minimum Lot Frontage	200 ft	370.69 ft	370.69 ft
Minimum Lot Width	200 ft	515 ft	515 ft
Minimum Lot Depth	175 ft	1,160 ft	1,160 ft
Minimum Front Yard	25 ft	148.66 ft	148.66 ft
Minimum Side Yard	25 ft	86.82 ft	80.49 ft
Minimum Rear Yard	60 ft	745.03 ft	745.03 ft
Maximum Floor Area Ratio			
For lots less than 5 Ac	0.25	N/A	N/A
For lots 5 Ac or larger	0.30	0.0567	0.0637
Maximum Imperv Surface Ratio			
For lots less than 5 Ac	0.70	N/A	N/A
For lots 5 Ac or larger	0.75	0.509	0.498
Maximum Building Height	35 ft	28 ft	28 ft
ACCESSORY BUILDING			
Minimum Dist to Side Line	20 ft	84.56 ft	84.56 ft
Minimum Dist to Rear Line	20 ft	561.08 ft	561.08 ft
Minimum Dist to Other Building	50 ft	81.74 ft	81.74 ft
separation area used for parking or vehicular circulation			
Maximum Height (Accessory)	20 ft	21.5 ft	21.5 ft

Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).

Township of Lawrence
Mercer County, NJ
Department of Community Development

General Information

1. Applicant:

Name Albon Holdings Phone 609-448-0940
Address 545 State Highway 33 Fax _____
Hamilton, NJ 08619 Email scott@haldemanauto.com

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

Name Albon Holdings Phone 609-448-0940
Address 545 State Highway 33 Fax _____
Hamilton, NJ 08619 Email _____

3. Attorney (where applicable):

Name Dino Spadaccini, Esq. Phone 609-912-0100 x112
Address 98 Franklin Corner Road Fax 609-912-0400
Lawrenceville, NJ 08648 Email dino@spadlaw.com

4. Engineer (where applicable):

Name David Stratton, P.,E. Phone 609-882-0616
Address 2193 Spruce St. Fax 609-882-6004
Ewing, NJ 08639 Email trentonengineering@
gmail.com

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.
See Disclosure Statement Attached.

6. Location of Land:

Lot No(s) p.o 3.03 Block(s) 2206 Tax Map Pg(s) 2201
Street(s) 2630 Brunswick Pike

7. Zoning designation of parcel (see Zoning Map): Highway Commercial ("HC")


8. Name of proposed development: Haldeman Lexus

Township of Lawrence
Mercer County, NJ
Department of Community Development

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



Dino Spadaccini, Attorney for Applicant

(Print or type name)

Date

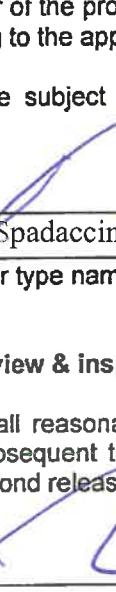
7/29/20

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



Dino Spadaccini, Attorney for Applicant

(Print or type name)

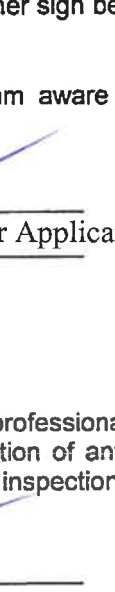
Date

7/29/20

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



Dino Spadaccini, Attorney for Applicant

(Print or type name)


Date

7/29/20

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



Dino Spadaccini, Attorney for Applicant

(Print or type name)

Date

7/29/20

PLANNING/ZONING BOARDS
Applicant's Disclosure Statement
(Corporation or Partnership)

A corporation or partnership applying to the Planning Board or Zoning Board for;

- A. Subdivisions with six (6) or more lots; or
- B. Site Plan for commercial purpose; or
- C. Variance to construct multiple dwelling of twenty-five (25) or more family units; or
- D. Approval of a commercial use must complete the following:

- 1. The names and addresses of all persons, stockholders or individual partners owning at least a ten (10%) percent interest in the corporation, partnership are as follows:

NAME

ADDRESS

Scott Haldeman

12 vintage farm, Newtown PA 18940

Scott Haldeman 2012 trust

12 vintage farm, Newtown PA 18940

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give Form to the
requester. Do not
send to the IRS.**

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Albon Holdings</p> <p>2 Business name/disregarded entity name, if different from above</p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p><small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small></p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p> <p>5 Address (number, street, and apt. or suite no.) See instructions. 607 Highway 33</p> <p>6 City, state, and ZIP code Hamilton NJ 08619</p> <p>7 List account number(s) here (optional)</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p> <p>Requester's name and address (optional)</p>
--	--	--

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
or									
Employer identification number									
2	7	-	2	8	6	2	7	4	2

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 10/1/20
------------------	----------------------------	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

Township of Lawrence
Mercer County NJ
Department of Community Development
Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
NONE		

Provide additional pages as necessary

**Township of Lawrence
Mercer County NJ
Department of Community Development
Contribution Disclosure Statement**

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

kd2 Architects, Inc.,

_____ , being duly sworn according to
(name of property owner, developer, redeveloper or professional)
law upon (his, her, their) oath, depose and say: I, Kevin Dowell

a property owner, developer, redeveloper or professional making an application in reference to a property
identified as 2630 Brunswick Pike Block 2206 P.O Lot 3.03
Property address Block Lot(s)

I am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.

kd2 Architects, Inc.

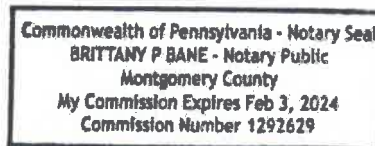
BY Kevin Dowell
(Signature)

Kevin Dowell
Sworn to and Subscribed before

me this 30 day of

SEPTEMBER 2020

Brittany P Bane
(Notary Public)



Township of Lawrence
Mercer County, NJ
Department of Community Development

Property Owner's List Request Form

Date

TO: Department of Engineering

Please prepare a list of property owners within 200' of:

Block 2206 Lot(s) 3.03 Tax Map Page(s) 2201

Application No. SP-10/20

Applicant: Name: Albon Holdings

Address: _____

Phone No.: 609-448-0940

Contact: Name: Dino Spadaccini, Attorney for Applicant

Address: 98 Franklin Corner Road, Lawrenceville, NJ 08648

Phone No.: 609-912-0100 -- dino@spadlaw.com

The above list is requested to be provided by the Department of Engineering within seven (7) days as per Ordinance requirements.

Please Mail Request to: Township of Lawrence
Department of Engineering
2207 Lawrence Road
Lawrence Township NJ 08648

Please Note: There is a \$10.00 charge for the list. If the list is over forty (40) names, an additional \$0.25 per name will be charged. No list or recheck of same will be released until the required fee is paid.

**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		Final			
					Preliminary	Final	Preliminary	Final				
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 *
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 *
3. Protective covenants/deed restrictions. Quantity as specified. A. Planning Board B. Zoning Board	TBD * TBD *			TBD * TBD *			TBD * TBD *					TBD * TBD *
4. Name, signature license number, seal, address & telephone number of plan preparer, as applicable, involved in preparation of plat.	X	X	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	X	X X

**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
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	
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	
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	
9. Tract boundary - a heavy solid line.	X	X	X	X	X	X	X	
10. North arrow, graphic scale and written scale.	X	X	X	X	X	X	X	
11. Signature blocks for Chair, Secretary & Municipal Engineer.		X	X	X	X	X	X	

**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
12. Appropriate certification blocks as required by Map Filing Law.					X	N/A	N/A	
13. Monuments as specified by Map Filing Law or Township Ordinance.		X			X	N/A	N/A	
14. Date of current property survey.	X	X	X	X	X	X	X	
15. One (1) of three (3) standardized sheets: 30" x 42" 24" x 36" 6.5" x 14"	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	X X	

**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
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 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	
19. Affidavit of ownership and owner's certification noted on plans.	X		X	X		X X	X X	
20. Acreage of tract to nearest hundredth of an acre	X		X	X		X X	X X	
21. Date of original and all revisions.	X		X	X		X X	X X	

**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
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	
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	
24. All proposed lot areas in square feet (general information for GDP and informal review/concept plan).	X	X	X	X	X	N/A	X	
25. Copy of and delineation of any existing or proposed deed restrictions or covenants.	X (existing)	X	X	X (existing)	X	X	X	
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	
27. Development stages or staging plans (for GDP-general staging).	X			X (general)	X	N/A	N/A	

**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
28. List of required regulatory approval or permits.		X	X	X	X	X	X	
29. List of variances required or requested.		X	X	X	N/A	X	N/A	
30. Requested or obtained design waivers or exceptions.		X	X	X	X	X	N/A	
31. Payment of application or escrow fees. (see § 900)	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	
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	
34. Map showing the Stream Encroachment area at a scale being used by the applicant in submission, if applicable.		X	X	X	X	X	N/A	

**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	Preliminary	Final
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	N/A	X	N/A	X
36. Topographical features of subject property from U.S.G.S. map.	X			X					
37. Existing and proposed contour intervals based on identified datum. Contours to extend at least 100' beyond subject property as follows: up to 3% grades=1'; 3%+2'. Proposed grading shall overlay existing topography.		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	X (general)	N/A	X	N/A	X
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	X
40. Drainage area map.			(if applic)	X		X	X	N/A	X

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Submission Item No. and Description	Minor Application		Major Application						
	Informal Review	Sub-division (if applic)	Sites Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
41. Drainage calculations.					X	N/A	X	N/A	X
42. Storm water management plan and profiles.		X	X	X (general availability)	X	N/A	X	N/A	X
43. Soil permeability tests (if applicable).		X	X		X	N/A	X	N/A	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
46. Construction details as required by ordinance.				X	X	X	X	X	X
47. Road profiles.					X	X	X	X	X
48. Proposed street names.					X	N/A	X	N/A	X
49. New block and lot numbers confirmed with local assessor or municipal designee.		X			X	N/A	X	N/A	X

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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
50. Lighting plan & details.			X		X	H/A	X	
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	
52. Solid waste management plan, including recyclables.			X		X	X	X	
53. Site identification signs, traffic control signs, and directional signs. Submit elevations and details including method of illumination.			X		X	X	X	
54. Sight triangles		X	X		X	X	X	
55. Vehicular and pedestrian circulation patterns including handicap access (less detail for Informal/concept/GDP.)	X (general)		X	X (general)	X	X	X	
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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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	Preliminary	Final		
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	X	X	X
58. Tree protection zones and tree save areas (see 541.D)			X			X	X	H/A	X		H/A X
59. Environmental Impact Statement (see 812)					X (general)		X				
60. Community Impact Statement (see 813)					X (general)		X				
61. Circulation Impact Statement (see 814)					X (general)		X				
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.