

COPY

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August 5, 2021

BY FEDERAL EXPRESS

Township of Lawrence
Department of Community Development
2207 Lawrenceville Road
Lawrence Township, New Jersey 08648
Attn: Susan Snook

Re: Minor Subdivision Application Without Variances
JP Property Development (Owner and Applicant)
Irwin Place, Lawrenceville NJ - Block 1802, Lots 14 and 15

Dear Ms. Snook:

I hope all is well! My firm represents JP Property Development in connection with the above application. Please find enclosed one set of the executed Land Use Application (including project narrative) and set of plans for completeness review. Also enclosed are two checks in the amount of \$400 to cover the application fee and \$2,000 to cover the escrow fee, an executed W9, confirmation from the tax office that taxes are paid current and contribution disclosure forms from the applicant, attorney and engineer.

Should you have any questions or need anything further please do not hesitate to contact me. I thank you and everyone at the Township for your assistance with this application and look forward to working with you and the Township's professionals.

Very truly yours,

STEVENS & LEE



Ryan P. Kennedy

RPKE:bbu
Enclosures

Allentown • Bergen County • Bala Cynwyd • Cleveland • Fort Lauderdale • Harrisburg • Lancaster • New York
Philadelphia • Princeton • Reading • Rochester • Scranton • Valley Forge • Wilkes-Barre • Wilmington
A PA Professional Corporation, Thomas B. Lewis, NJ Managing Attorney

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

Land Use Application Master Checklist

Name of Applicant: JP Property Development LLC

Block No. 1802 **Lot No(s)** 14 & 15

- | | |
|--|-----------------------|
| 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 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 type="checkbox"/> Site Plan, Preliminary Major | N/A |
| <input type="checkbox"/> Site Plan, Final Major | N/A |
| <input checked="" 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>
Subdivision Area Map, Plot Plan and Subdivision Plan	1

List name & address of all expert witnesses expected to testify:
William M. Doran & Sons - Civil site expert - 939 Ridge Road, Monmouth Junction, NJ 08852

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name JP Property Development LLC Phone _____
Address 42 Robbinsville-Edinburg Road Fax _____
Robbinsville, NJ 08691 Email _____

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

Name Irwin Place Phone _____
Address _____ Fax _____
_____ Email _____

3. Attorney (where applicable):

Name Ryan P. Kennedy, Esq. Phone _____
Address Steven & Lee Fax _____
100 Lenox Drive, Suite 200 Email _____
Lawrenceville, NJ 08648

4. Engineer (where applicable):

Name William M. Doran & Sons Phone _____
Address 939 Ridge Road Fax _____
Monmouth Junction, NJ 08852 Email wmdoranpels@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.

Joe Pintimalli - 42 Robbinsville-Edinburg Road Robbinsville NJ 08691

6. Location of Land:

Lot No(s) 15 & 14 Block(s) 1802 Tax Map Pg(s) 18
Street(s) 42 Robbinsville-Edinburg Road

7. Zoning designation of parcel (see Zoning Map): R-4

8. Name of proposed development: _____

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.
JP Property Development LLC

Applicant's signature By: [Signature] Date 7-13-21
Name/Title: Joseph Pinteralli (owner)
(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.
JP Property Development LLC

Owner's signature By: [Signature] Date 7-13-21
Name/Title: Joseph Pinteralli (owner)
(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.
JP Property Development LLC

Applicant's signature By: [Signature] Date 7-13-21
Name/Title: Joseph Pinteralli (owner)
(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.
JP Property Development LLC

Owner's signature By: [Signature] Date 7-13-21
Name/ Title: Joseph Pinteralli (owner)
(Print or type name)

Narrative Statement

JP Development Property LLC submits this application to allow for the subdivision of Block 1802, Lots 14 and 15 located on Irwin Place in the R4 zone into three conforming residential lots. No variances or design waivers are requested as part of the application, however a checklist waiver from the requirement to provide architectural plans at this stage is requested (item 57). It is not contemplated that any outside agency approvals are required for the subdivision (item 28), and because individual home designs are not currently being proposed, deferral of any required drainage calculations (item 41), storm water management plans, soil tests or utility infrastructure plans is requested until such time that individual homes are proposed (items 41 through 44).

