

Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: File

FROM: **BK** Brenda Kraemer, Assistant Municipal Engineer

SUBJECT: Bulk Variance Application No. ZB-8/25  
**James & Meredith Kilduff**, 27 Nassau Drive  
Tax Map Page 60, Block 6001, Lot 15

DATE: November 20, 2025

**General:**

The applicant has requested a variance to permit construction of a front porch on the existing dwelling at 27 Nassau Drive. The property is located in the R-2B Zone with a required front yard setback of 40'. The applicant proposes a 37' front setback, necessitating a 3' variance. The applicant has submitted a detailed narrative explaining the request.

**Detailed Report:**

1. A 3' variance is required from Section 405.E.1.c to permit the porch within the setback. It is noted that a conforming porch could be provided but it would not address all of the applicant's needs regarding accessibility. An accessible ramp will be provided as part of the project and sufficient turning area for mobility devices is a consideration.
2. The applicant shall provide testimony regarding whether any alternate layout options or dimensions have been considered.
3. There are no engineering issues with respect to this request. There will be no impact on grading and drainage patterns.

BK/jrl

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**Documents Reviewed:**

- Application No. ZB-8/25

December 9, 2025

Lawrence Township Zoning Board of Adjustment (via e-mail)  
2207 Lawrenceville Road  
PO Box 6006  
Lawrence Township, NJ 08648



**Re: James Kilduff – ZB-8/25  
Block 6001, Lot 15 – 32 Nassau Drive  
Bulk Variance Relief  
R-2B- Residential 2B**

Dear Board Members:

Pursuant to the Board's request, we have reviewed the above captioned matter for compliance with the Land Use Ordinance of the Township of Lawrence. The material reviewed, as supplied by the applicant, included the following:

1. Land Use Application and supporting documents.
2. Architectural plans prepared by Joseph Como, RA, of Village Design, LLC, dated 5/10/2025 consisting of 4 sheets.

Based on the information provided, the applicant seeks bulk variance relief to construct a new 8' wide covered front porch and ramp to provide access for family members and guests with mobility issues. The existing front walk will also be replaced. As shown on the plans, the ramp will extend from the driveway near the garage to the northwest corner of the porch and is noted in the application narrative to comply with accessibility requirements.

The subject property, known as Block 6001, Lot 15, with a street address of 27 Nassau Drive, is a 15,290 square foot lot located approximately 410' northwest of Dustin Drive. Presently the property contains an existing 2 story detached single family dwelling with an attached enclosed porch in the southwest corner. Most of the rear yard is enclosed with a 6' wooden fence.

### **Zoning**

The subject property lies within the R-2B Residential 2B District, and the existing single-family use is permitted. The table on the following page lists the bulk requirements for the district and compares them to the applicant's proposal. We note that while the attached rear porch exists, it does not comply with the required 40' rear yard setback. The applicant notes no prior applications related to the property on the application form, so it is possible the porch addition was constructed without variance approval, perhaps not by the current owner. We suggest the Board consider rear yard setback relief as part of the current application to avoid any issues for the homeowner in the future.

	Permitted	Existing	Proposed
Minimum Lot Size	15,000 SF	15,290 s.f.	No Change
Minimum Lot Frontage	100'	117.13'	No Change
Minimum Front Yard	40'	>40'	37'*
Minimum Side Yard	15'	27'	No Change
Minimum Rear Yard	40'	28.1'**	28.1'*
Maximum Impervious Surface Ratio	0.40	0.22	0.24
Minimum Useable Yard Area	20% of each yard	>20%	>20%
Maximum Building Height	35'	Not Provided	No Change

\* Indicates variance required

\*\* Indicates existing nonconforming condition

As indicated in the table above and considering the nonconforming rear porch, the applicant requires the following bulk variance relief:

1. §405.E.1.c – minimum front yard setback, where 40' is required and 37' is proposed.
2. §405.E.1.e – minimum rear yard setback, where 40' is required and 28.1' exists and is proposed.

#### **Consideration of Bulk Variances**

The Board has the power to grant c(1) or hardship variances "(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, (b) or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structure lawfully existing thereon, the strict application of any regulations...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property." The Board may also consider the grant of c(2) variances where the purposes of the New Jersey Municipal Land Use Law would be advanced and the benefits of the deviation would substantially outweigh any detriment. In either case, the Board cannot grant "c" or bulk variances unless the negative criteria are satisfied, or that there is no substantial impact to surrounding properties (first prong) and the grant of the variance will not cause substantial impairment to the intent and purpose of the zone plan (master plan) or zoning ordinance (second prong).

In consideration of the positive criteria, the applicant notes the porch is an integral part of making their home accessible, as it provides a landing for the ramp and an accessible path into the structure. Presently the finish floor elevation is above grade, limiting accessibility to those with mobility issues. They note the 8' width proposed is necessary to accommodate seating while maintaining required clearances for the accessible route.

Relative to the first prong of the negative criteria for the front setback variance, the applicant notes that the porch addition is only one story and is architecturally consistent with the neighborhood. It appears that most of the dwellings on Nassau Drive have front porches. They further note the encroachment is minimal and won't impact light, air or the general welfare. As to the second prong of the negative criteria and the intent and purpose of the zone plan and zoning ordinance, the Board will need to be satisfied grant of relief will not negatively impact available light, air and open space.

In considering relief for the rear yard setback of the enclosed porch, we note the lots to the west fronting on Lawrenceville-Pennington Road are 790' deep with the closest improvements being over 450' from the common property line. The rear of the adjacent lots is wooded, likely limiting visibility of the porch.

**Plan Comments**

1. The applicant's architect will need to provide a dimension for the setback of the enclosed porch to the rear property line. While we believe it's 28.1' that is a scaled measurement and the Board will need to consider specific relief.
2. The applicant's architect should ensure the front yard setback of the proposed porch is measured to the closest point of the front lot line. As this property line has a slight radius towards the structure, the closest point should be roughly in the middle.
3. The applicant's architect should confirm if a handrail is required for the proposed ramp.

We trust the Board will find this information useful in consideration of the matter at hand and reserve the right to provide additional comment based on the applicant's presentation at the public hearing. Should you wish to discuss this review memo, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Kyle', with a stylized flourish at the end.

James T. Kyle, PP/AICP, Board Planner

Cc: Brenda Kraemer, PE (via e-mail)  
Ed Schmierer, Esq., Board Attorney (via e-mail)