


Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: File

FROM:  Brenda Kraemer, Assistant Municipal Engineer

SUBJECT: Bulk Variance Application No. ZB-2/19  
James Radvany, 13 Buckingham Drive  
Tax Map Page 70.01, Block 7002, Lot 4

DATE: June 10, 2025

**General:**

The applicant has requested a bulk variance for impervious surface coverage to permit installation of a sports court at 13 Buckingham Drive. The property is located in the EP-2 zone, in the development formerly known as Squires Run which was approved by the Planning Board in 1987.

**Detailed Report:**

1. The following variances are required:

	<b>\$402 Required</b>	<b>Provided</b>
Maximum Impervious Coverage	0.13	0.178 existing; 0.194 previous approval 0.22 proposed

2. The applicant's property is an irregularly shaped lot. The dwelling is set back well in excess of the zone requirement, which extends the length of the driveway required. The circular section of driveway contributes significantly to the amount of impervious coverage on the property but is an existing feature.

The previous owner obtained an impervious coverage variance for a detached garage but did not proceed with the project. The current proposal exceeds the coverage permitted under the 2019 approval by approximately 1700 sf. Considering the size of the property, it is a minimal increase and there will not be an adverse drainage impact. Any future improvements may require consideration of stormwater management measures. However, a defined swale shall be installed on the north side of the court (between the court and the property line) to prevent cross-lot drainage.

3. Lighting has not been proposed. The court will be well buffered with the landscaping as proposed.
4. The variance will not impair the intent and purpose of the Lawrence Township Land Use Ordinance. The Board has granted similar variances for this development, recognizing that the subdivision standards predated ordinance revisions of the zone requirements. The property improvements will be consistent with coverages on other properties in the development.

BK/jrl

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**Documents Reviewed:**

- Application No. ZB-6/25 and Supporting Documents
- Site Plans, dated May 12, 2025