

Township of Lawrence
Mercer County NJ
Department of Community Development

ZB-6/26

Land Use Application Master Checklist

Name of Applicant: Grzegorz Janusz and Marek Koziattek

Block No. 406 **Lot No(s)** 16-17

	Required for all applications:	Complete form:
☒	General Information	Form G-1
☒	Certifications	Form C-1
☒	Taxpayer Identification number & certification	IRS form W-9

Type of approval sought (check all as appropriate):		
☐	Appeal from decision of Administrative Officer	Form A-1
☒	Bulk Variance (parcel)	Form B-1
☐	Bulk Variance (signage)	Form B-2
☐	Bulk Variance (homeowner)	Form B-3
☒	Contribution Disclosure Statement	Form DS-1
☐	Conditional Use	N/A
☐	Informal	N/A
☐	Interpretation	N/A
☐	Lot Consolidation	N/A
☐	Site Plan, Informal	N/A
☐	Site Plan, Waiver	N/A
☐	Site Plan, Minor	N/A
☐	Site Plan, Preliminary Major	N/A
☐	Site Plan, Final Major	N/A
☐	Subdivision, Minor	N/A
☐	Subdivision, Preliminary Major	N/A
☐	Subdivision, Final Major	N/A
☐	Use Variance	Form U-1
☐	Other (specify)	N/A

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
See cover letter.	

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

<u>Craig W. Stratton, P.L.S., 2193 Spruce Street, Trenton, NJ 08638</u>

RIDER TO APPLICATION
of
GRZEGORZ JANUSZ and MAREK KOZIATEK

Applicant/Owner: Grzegorz Janusz and Marek Koziatek
Property: Pilgrim Avenue
Block 406, Lots 16-17
Zone: R-4 Residential Zoning District
Application: Bulk Variance

The applicant(s) and owner(s), Grzegorz Janusz and Marek Koziatek (the "Applicant" and/or "Applicants"), are filing this application with the Lawrence Township Zoning Board of Adjustment (the "Board") for bulk variance relief, and waiver relief, if any, in connection with the property located on Pilgrim Avenue, known and designated as Block 406, Lots 16-17 on the tax maps of the Township of Lawrence, Mercer County, New Jersey, situated in the R-4 Residential Zoning District (the "Property").

The Property is an approximately 7,500-s.f. undeveloped parcel. The Applicant proposes to consolidate the two lots and develop the property with a single-family home. The resulting lot is proposed to be 50' in width and frontage where 60' is required. As a result, a bulk variance is required.

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

ZONING SCHEDULE: RESIDENTIAL 4 (R-4) DISTRICT

DESCRIPTIONS	REQUIRED	EXISTING LOTS 16-17	PROPOSED LOTS 16-17
PRINCIPAL BUILDING			
Minimum Lot Area	7,500 SF	7,500 SF	7,500 SF
Minimum Lot Frontage	60 ft	50 ft (ex)	50 ft (ex)
Minimum Side Yard (EACH)	10 ft	N\A	10.25 ft
Minimum Front Yard	30 ft	N\A	31.00 ft
Minimum Rear Yard	35 ft	N\A	67.0 ft
Maximum Impervious Surface Coverage	.60	0.0	0.259
Minimum Useable Yard Area	20% of ea.yard	N\A	COMPLIES
Maximum Building Height	2 sty/35 ft	N\A	2 sty/31.5 ft ±
Maximum square footage of living area (SFLA)	2.0 times the average SFLA of the Neighborhood context = 3,020sf (per Law.Twp)	N\A	2,466.59± SF
Maximum ratio of SFLA to lot area	2.0 times the average ratio of SFLA to lot area for the Neighborhood context = 3,494sf (per Law.Twp)	N\A	
Property Line Setbacks (Accessory)	5 ft	N\A	N\A

(v) - INDICATES VARIANCE REQUIRED (ex) - INDICATES EXISTING NON-CONFORMITY

Lastly, 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).

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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

Grzegorz Janusz
Grzegorz Janusz
(Print or type name)

Date

5/20/2026

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

(Print or type name)

Date

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

Grzegorz Janusz
Grzegorz Janusz
(Print or type name)

Date

5/20/2026

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

Grzegorz Janusz
Grzegorz Janusz
(Print or type name)

Date

5/20/2026

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Bulk Variance (Parcel)

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	SF	SF	SF	SF	SF
Lot Frontage	FT	FT	FT	FT	FT
Lot Width	FT	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	%	%	%	%	%
PRINCIPAL BUILDING					
Front Yard setback	FT	FT	FT	FT	FT
Left Side Yard setback	FT	FT	FT	FT	FT
Right Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Floor Area Ratio					
Building Height	FT	FT	FT	FT	FT
ACCESSORY BUILDING					
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 “ * ”.