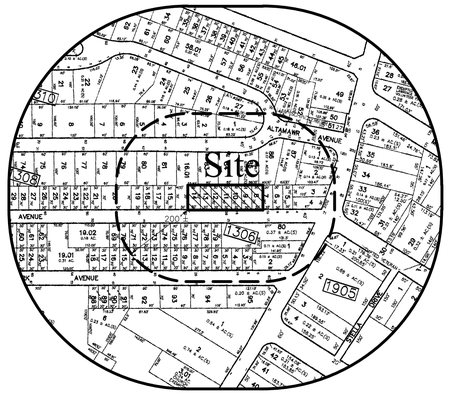
Minor Subdivision Plans

of Lots 8-14, Block 1308 for

John O. Broadway

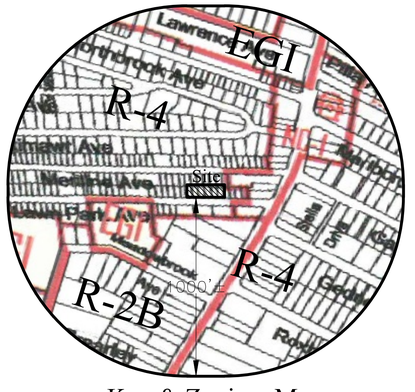
Lawrence Township * Mercer County * New Jersey



Lawrence Township Tax Map

1" = 200'±

Tax Map Sheets 13.02, 19 & 24



Key & Zoning Map

1" = 400'±

EGI Education, Government & Institutions
NC-1 Neighborhood Center 1
R-2B Residential 2B
R-4 Residential 4

PROPERTY OWNERS LIST WITHIN 200'

BLOCK-1306, LOTS-1,2
PROPERTY OWNER
1143 LAWRENCE ROAD
LAWRENCE TOWNSHIP NJ 08648

BLOCK-1306, LOTS-3,4,5
PROPERTY OWNER
1 VICTORIAN HILL
MANALAPAN NJ 07726

BLOCK-1306, LOTS-6,7,8,9,10,75,76,77
PROPERTY OWNER
6210 BEECHDALE COURT
ROCKVILLE MD 20855

BLOCK-1306, LOTS-11,12,13,14,71,72,73,74
PROPERTY OWNER
28 LAWN PARK AVENUE
LAWRENCE TOWNSHIP NJ 08648

BLOCK-1306, LOT-69
PROPERTY OWNER
34 LAWN PARK AVENUE
LAWRENCE TOWNSHIP NJ 08648

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LAWRENCE TOWNSHIP NJ 08648

BLOCK-1306, LOTS-78,79
PROPERTY OWNER
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BLOCK-1306, LOT-80
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1570 KEARNEY DRIVE
NORTH BRUNSWICK NJ 08902

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PROPERTY OWNER
85 GOLF CLUB DRIVE
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BLOCK-1308, LOTS-2,3,4
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BLOCK-1308, LOTS-5,6,7
PROPERTY OWNER
14 MOUNTAIN VIEW CT
TRENTON NJ 08628

BLOCK-1308, LOTS-15,17,18,19
PROPERTY OWNER
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PROPERTY OWNER
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BLOCK-1316, LOT-53
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106 DENOW ROAD
LAWRENCE TOWNSHIP NJ 08648

LIST PREPARED BY BRENDA KRAEMER, PE, ASSISTANT MUNICIPAL ENGINEER, ON JULY 17, 2025.

PUBLIC UTILITIES

CORPORATE SECRETARY
EWING-LAWRENCE SEWERAGE AUTHORITY
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LAWRENCEVILLE NJ 08648

NJ AMERICAN WATER
1025 LAUREL OAK ROAD
VOORHEES NJ 08043
ATTN: DONNA SHORT

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TRENTON NJ 08650-8068

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ATTN: R-O-W DEPARTMENT
1801 MARKET STREET
26TH FLOOR
PHILADELPHIA PA 19103-1699

SUNOCO PIPE LINE LP
RIGHT-OF-WAY DEPARTMENT
MONTELLO COMPLEX
525 FRITZTOWN ROAD
SINKING SPRING PA 19608

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NEWARK NJ 07101

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ONE ELIZABETHTOWN PLAZA
THIRD FLOOR EAST
UNION NJ 07083-1975

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VERIZON
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NEWARK NJ 07101

GENERAL MANAGER
COMCAST CABLEVISION
940 PROSPECT STREET
TRENTON NJ 08618

CORPORATE SECRETARY
AT&T
1 AT&T WAY
BEDMINSTER NJ 07921

CORPORATE SECRETARY
JERSEY CENTRAL POWER & LIGHT
300 MADISON AVENUE
MORRISTOWN NJ 07962

CORPORATE SECRETARY
TRANSCONTINENTAL GAS PIPE LINE CORPORATION
2800 POST OAK BOULEVARD
HOUSTON TX 77056

COMMISSIONER
N.J. DEPARTMENT OF TRANSPORTATION
1035 PARKWAY AVENUE CN 600
TRENTON NJ 08625

R-4 Residential Zoning District

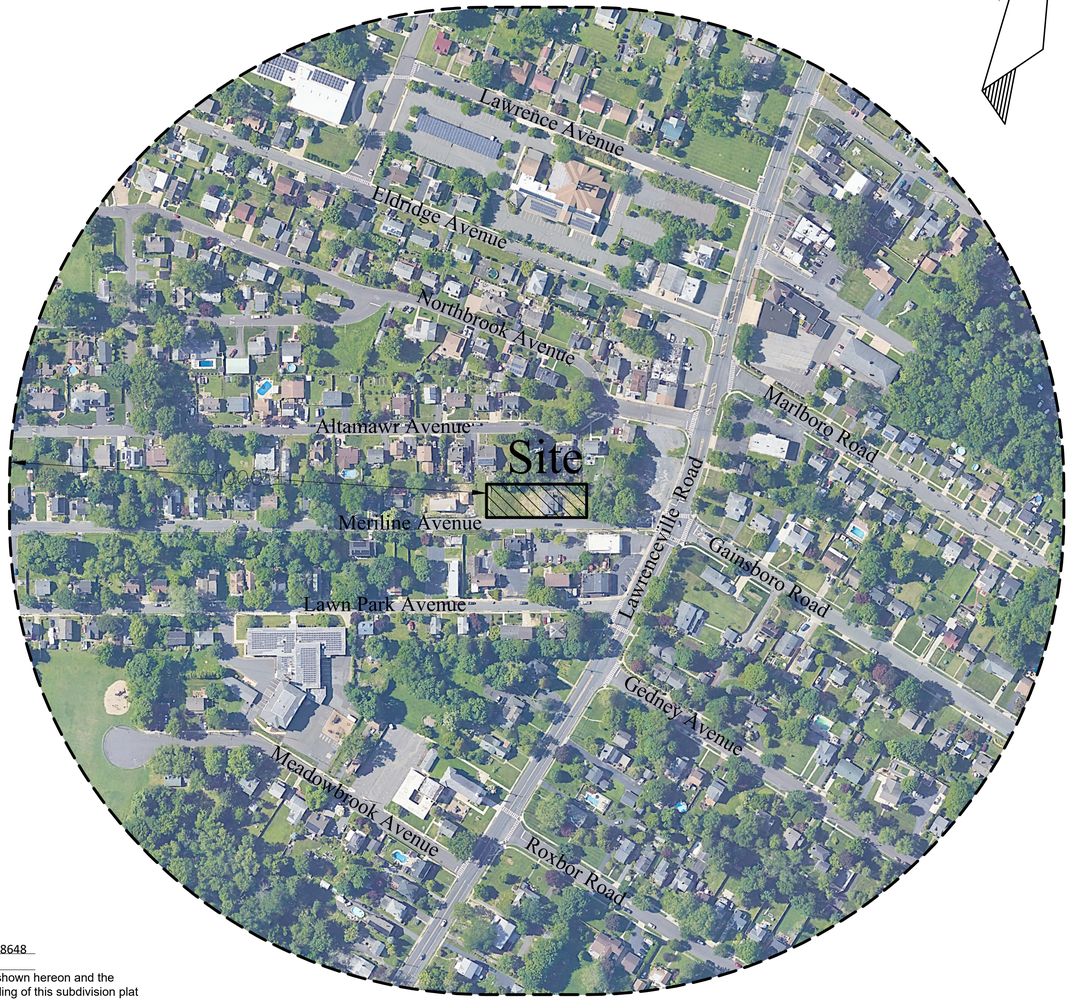
		Existing	Proposed	
Minimum	Required	Lots 8-14	Lot 8.02	Lot 8.01
Lot Area (sf)	7,500	14,700	7,350**	7,350**
(ac)	0.172	0.337	0.169**	0.169**
Lot Frontage (ft)	60	210.00	105.00	105.00
Front Yard (ft)	30***	2.3*	7.0***	2.3*
Side Yard (ft)	10	60.6	10	10.0
Rear Yard (ft)	35	25.9*	35	25.9*
Useable Yard Area	20%	100	100	100
Maximum				
ISR	0.60	0.28	0.60	0.56
SFLA	2309****	791	2309	791
Building Height (ft)	35	15±	35	15±

* Pre-Existing Non-Conformity
** Variance Required - Proposed Condition
*** Average front setback of adjacent lots.
**** 2.0 times the average SFLA of the Neighborhood Context. The Neighborhood Context Distance is 400 ft.

Required Variances:

Existing Variance Conditions:
Existing Lots 8-14: Front Yard Setback
Rear Yard Setback

Proposed Variance Conditions:
Proposed Lot 8.01: Lot Area
Proposed Lot 8.02: Lot Area



Aerial Map

1" = 150'±

NJSPCS

Legend:

Subdivision of John O. Broadway
Block 1308 Lots 8-14 Zone R4 Residential
Date April 21, 2025 Scale 1"=10'
Applicant John O. Broadway
Address 18 Meriline Avenue Lawrenceville, N.J. 08648
Subdivision Control No. S-2/26

I hereby certify that I am the owner of the property shown hereon and the applicant in this matter and hereby consent to the filing of this subdivision plat with the Planning Board of Lawrence Township.

Owner & Applicant: John O. Broadway Date
18 Meriline Avenue
Lawrence, New Jersey 08648
609-203-0240

Verification that payment of municipal taxes or assessments is current.

Lawrence Township Clerk Date

Minor Subdivision Approved
Date of Board Approval

Planning Board Chairman Date

Planning Board Secretary Date

Adinstrative Officer Date

Municipal Engineer Date
Deed to subdivision must be filed with County Clerk within 190 days of date of Board approval.

Minor Subdivision Notes:

1. The horizontal datum used is the N.J. State Plane Coordinate System.
2. The vertical datum is NAVD 1988.
3. The property shown hereon lies in Zone X ("Area of Minimal Flood Hazard") as shown on the Mercer County Panel # 229 of 276 Flood Insurance Rate Map prepared by the Federal Emergency Management Agency effective 7/20/2016 #34021C0229F and is not in a Floodplain or flood hazard area.
4. Public water is supplied to the property by Aqua New Jersey. Sanitary sewer service provided to the property by Ewing Lawrence Sewerage Authority.
5. Underground utilities to be field verified by contractor prior to any construction. All underground utilities shall be marked in the field prior to construction. Location and elevations of underground utilities and features shown hereon have been collected from various sources and are not guaranteed as to accuracy or completeness. The contractor shall verify all information to his satisfaction prior to excavation or construction. Where existing utilities or features may interfere with proposed construction, test pits shall be dug by the contractor prior to construction to ascertain existing locations and elevations. Any conflicts shall be brought to the attention of the engineer prior to construction to permit adjustments as required to resolve conflicts.
6. The existing dwelling has adequate parking for a minimum of three vehicles.
7. The owner or his representative is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21 (e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person).
8. Per the Web Soil Survey, the entire site lies within the SadB Sassafras Gravelly Sandy Loam soil classification. There are no steep slopes on the site.
9. Per the NJDEP Geoweb there are no wetlands on or within 200 ft. of the site.
10. Electric, Telephone, CATV and all other wire served utility extensions and services shall be installed underground from Meriline Avenue in accordance with standards established by the servicing utility companies and shall be approved by the Municipal Engineer.
11. All improvements on Proposed Lot 8.02 are existing. The proposed dwelling shown on Proposed Lot 8.01 is schematic only and is fully conforming with ordinance setback and area requirements. Any fully conforming dwelling shall be permitted on Proposed Lot 8.01. A waiver for submission of architectural plans is required.
12. Any proposed dwelling on Lot 8.02 shall provide adequate parking in accordance with RSIS requirements.

Reference Plan:
1. "Plan of Survey of Lots 8-14, Block 1308 for John O. Broadway Lawrence Township Mercer County New Jersey" dated July 17, 2024, scale 1"=20' and prepared by Princeton Junction Engineering, P.C; D. Geoffrey Brown, NJPE&LS # 24327.

Required Permits & Approvals:

1. Lawrence Township Planning Board
2. Mercer County Planning Board

NO.	DATE	REVISIONS	BY	CHECKED
3	05/11/26	REVISED PER TOWNSHIP COMMENTS, CHANGE PROF. NAMES	kmb	KMB
2	07/22/25	REVISED PER TOWNSHIP COMMENTS	SK	GB
1	04/21/25	REVISED PER DISCUSSION WITH TOWNSHIP ENGINEER	SK	GB

Roberts ENGINEERING GROUP LLC
CERTIFICATE OF AUTHORIZATION: 24GA28159100
1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

Ted W. Pivovarnick, NJLS
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF NEW JERSEY LIC. No. 35868

Kevin M. Brakel, NJPE
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY LIC. No. 44194

Note:

Existing Lots 8-14 are to be consolidated and resubdivided into Lots 8.01 & 8.02.

Cover Sheet

MINOR SUBDIVISION PLANS
FOR
JOHN O. BROADWAY
No. 18 Meriline Avenue
Tax Map Sheet No. 13.02, Lots 8-14, Block 1308
LAWRENCE TOWNSHIP * MERCER COUNTY * NEW JERSEY

FILE No.: P24501
DRAWN BY: MC
CHECKED BY: GB
DATE: 09/26/24
SCALE: as noted
DWG. No.: 01-MinCover
SHEET No.
1 OF 2

Legend:

96x3	Existing Spot Elevation
95.50tc	Existing Top of Curb Elevation
95.00bc	Existing Bottom of Curb Elevation
96	Existing Topographic Contour Line
W	Existing Water Line
gv	Existing Gas Line/Lateral
SS	Existing Gas Valve
mh	Existing Sanitary Sewer Main/Lateral
c/o	Existing Sanitary Sewer Manhole
OHU UP62408	Existing Clean Out
	Existing Overhead Util. & Pole
	Existing Curb Line
	Existing Concrete Sidewalk/Pad
	Proposed Drainage Flow Arrow
97x5	Proposed Spot Elevation
97	Proposed Topographic Contour Line

Tree List

No.	Size(in.)	Species
1	7/8/8	Birch
2	8/9	Holly
3	10	Cherry
4	10	Maple
5	7	Tree
6	6	Oak

Legend:

Subdivision of John O. Broadway
Block 1308 Lots 8-14 Zone R4 Residential
Date April 21, 2025 Scale 1"=10'
Applicant John O. Broadway
Address 18 Meriline Avenue Lawrenceville, N.J. 08648
Subdivision Control No. S-2/26

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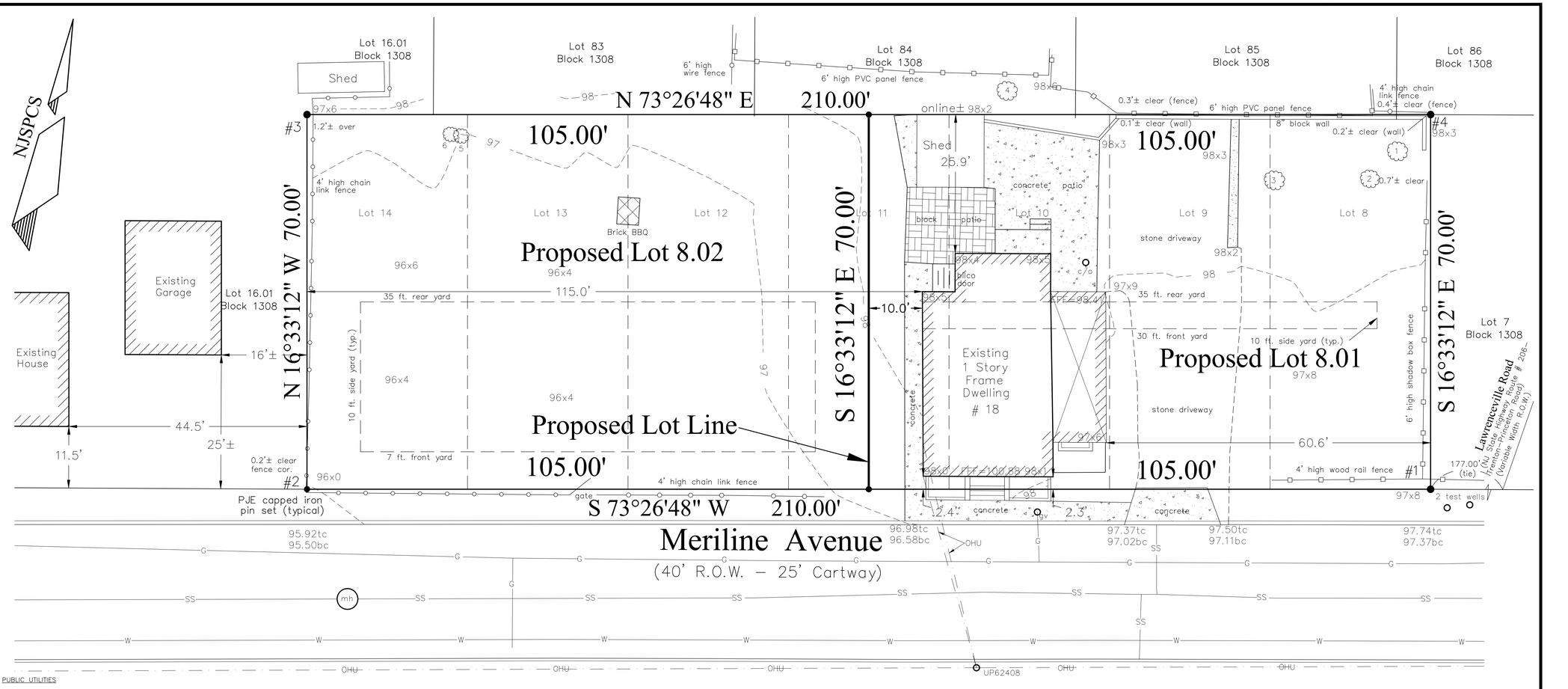
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PROPERTY OWNERS LIST WITHIN 200'

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1143 LAWRENCE ROAD
LAWRENCE TOWNSHIP NJ 08648

BLOCK–1306, LOTS–3,4,5
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6210 BEECHDALE COURT
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PROPERTY OWNER
28 LAWN PARK AVENUE
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BLOCK–1308, LOTS–2,3,4
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TRENTON NJ 08604

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HOUSTON TX 77056

COMMISSIONER
N.J. DEPARTMENT OF TRANSPORTATION
1035 PARKWAY AVENUE CN 600
TRENTON NJ 08625

R-4 Residential Zoning District

	Required	Existing Lots 8–14	Proposed Lot 8.02	Proposed Lot 8.01
Minimum				
Lot Area (sf)	7,500	14,700	7,350**	7,350**
(ac)	0.172	0.337	0.169**	0.169**
Lot Frontage (ft)	60	210.00	105.00	105.00
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Rear Yard (ft)	35	25.9*	35	25.9*
Useable Yard Area	20%	100	100	100
Maximum				
ISR	0.60	0.28	0.60	0.56
SFLA	2309****	791	2309	791
Building Height (ft)	35	15±	35	15±

* Pre–Existing Non–Conformity
** Variance Required – Proposed Condition
*** Average front setback of adjacent lots.
**** 2.0 times the average SFLA of the Neighborhood Context. The Neighborhood Context Distance is 400 ft.

Required Variances:

Existing Variance Conditions:
Existing Lots 8–14: Front Yard Setback
Rear Yard Setback

Proposed Variance Conditions:
Proposed Lot 8.01: Lot Area
Proposed Lot 8.02: Lot Area

Property Corner Coordinate Table

No.	Northing	Easting
1	521,134.5515	424,828.5270
2	521,074.7208	424,627.2305
3	521,141.8197	424,607.2869
4	521,201.6503	424,808.5834

Minor Subdivision Notes:

1. The horizontal datum used is the N.J. State Plane Coordinate System.
2. The vertical datum is NAVD 1988.
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Graphic Scale

10 0 10 20 30

Scale 1" = 10'

Required Permits & Approvals:

1. Lawrence Township Planning Board
2. Mercer County Planning Board

NO.	DATE	REVISIONS	BY	CHECKED
3	05/11/26	REVISED PER TOWNSHIP COMMENTS, CHANGE PROF. NAMES	kmb	KMB
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LIST PREPARED BY BRENDA KRAEMER, PE, ASSISTANT MUNICIPAL ENGINEER, ON JULY 17, 2025.

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Roberts ENGINEERING GROUP LLC
CERTIFICATE OF AUTHORIZATION: 24GA28159100
1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

Ted W. Pivovarnick, NJLS
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STATE OF NEW JERSEY LIC. No. 35868

Kevin M. Brakel, NJPE
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STATE OF NEW JERSEY LIC. No. 44194

Minor Subdivision Plan

MINOR SUBDIVISION PLANS
FOR
JOHN O. BROADWAY
No. 18 Meriline Avenue
Tax Map Sheet No. 13.02, Lots 8-14, Block 1308
LAWRENCE TOWNSHIP * MERCER COUNTY * NEW JERSEY

FILE No.: P24501	
DRAWN BY: MC	CHECKED BY: GB
DATE: 09/26/24	
SCALE: 1"=10'	
DWG. No.: 02-MinPlan	
SHEET No.	2 OF 2