

ERIC BROADWAY

Attorney at Law

32 George Street
Trenton, New Jersey 08638
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609-882-4211 fax
609-203-0240 cellular
ebroadway@aol.com

Member of NJ Bar

July 20, 2026

Brenda Kraemer, P.E.
Township of Lawrence
2207 Lawrence Road
Lawrence Township, New Jersey 086480

Re: Block 1308, Lots 8,9,10,11,12,13 & 14

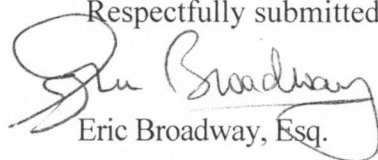
Dear Ms. Kraemer,

I represent John O. Broadway in the consolidation/subdivision matter before your Zoning Board and request you schedule this matter for a hearing. Also, please provide me with the list of property owners within 200' of the above-referenced property and the additional agencies, which must be noticed pursuant to the Municipal Land Use Law.

Lastly, please inform your Board Mr. Broadway requests waivers for any request for development plans or development information relating to this matter. Mr. Broadway does not intend to develop this property and leaves any relating filing to the eventual buyers of the subdivided lot.

Feel free to contact me at 609-203-0240, if you need additional information

Respectfully submitted,


Eric Broadway, Esq.

c: File
James F. Parvesse, P.E., C.M.E.

COPY

Township of Lawrence
Mercer County NJ
Department of Community Development

Property Owner's List Request Form

7/20/26
Date

TO: Department of Engineering

Please prepare a list of property owners within 200' of:

Block 1308 Lot(s) 8-24 Tax Map Page(s) _____

Application No. _____

Applicant: Name: John O. Broadway
Address: 3540 Princeton Pike, Lawrenceville, NJ 08648
Phone No.: (609) 896-9710
E-mail: n/a

Contact: Name: Eric Broadway, Esq
Address: 32 George Street, Trenton, NJ 08638
Phone No.: 609-892-4116
E-mail: ebroadway@col.com

The above list is requested to be provided by the Department of Engineering within seven (7) days as per Ordinance requirements.

Please Mail Request to: Township of Lawrence
Department of Engineering
2207 Lawrence Road
Lawrence Township NJ 08648

Please Note: There is a \$10.00 charge for the list. If the list is over forty (40) names, an additional \$0.25 per name will be charged. No list or recheck of same will be released until the required fee is paid.

Township of Lawrence
Mercer County NJ
Department of Community Development

AFFIDAVIT OF SERVICE TO NOTICE

Township of Lawrence)
County of Mercer)
State of New Jersey)

IN RE: Application of John C. Bradley - Minor Subdivision
Application No. _____

I, Eric Bradley, Esq., of full age, being duly sworn according to law, upon my oath, depose and say: That at least ten (10) days prior to the hearing of this application, I gave or caused to be given written notice thereof, IN THE FORM ATTACHED HERETO, and in the manner herein set forth, to all parties upon whom the New Jersey Revised Statutes require such notice to be served as follows:

1. To all property owners within 200' of the property to be affected by this application, by sending said notice by registered or certified mail to the last known address of the property owner or owners as shown by the most recent tax lists of the municipality, or by handing a copy of said notice to said property owner(s); and
2. If the property to be affected by this application is situated within 200' of an adjoining municipality, by sending a copy of said notice by registered or certified mail to the Municipal Clerk of such adjoining municipality and the County Planning Board of the County in which said adjoining municipality is located and the County Planning Board of Mercer County.
3. If the property to be affected by this application adjoins a County road or other County lands, by sending a copy of said notice by registered or certified mail to the County Planning Board of Mercer County.
4. If this application involves property abutting upon or adjacent to a State Highway, by sending a copy of said notice by registered or certified mail to the Commissioner of the New Jersey Department of Transportation.

A true list of names of said property owners, Clerks, boards and/or agencies served, with their addresses, and stating the date and manner of service upon each is as follows:

Township of Lawrence
Mercer County NJ
Department of Community Development

SAMPLE SIGNATURE BLOCKS- PLANNING BOARD

FOR MAJOR SUBDIVISION

Approved by the Mercer County Planning Board

Planning Director

Date

Recording Secretary

Date

Approved by the Lawrence Township Planning Board

Chairperson

Date

Secretary

Date

Municipal Engineer

Date

For Zoning Board of Adjustment, please substitute "Zoning Board of Adjustment" for "Planning Board."

SITE PLANS AND MINOR SUBDIVISIONS

For site plans or minor subdivisions, the signature blocks for the Mercer County Planning Board are **NOT** required.

[illegible]

Signature Applicant

Sworn to and subscribed before me this 10 day of July, 2016

The Broadway

CAUTION: This affidavit must be filed with the Division of Planning and Redevelopment at least the Friday prior to the meeting at which this application is scheduled.

Township of Lawrence
Mercer County NJ
Department of Community Development

NOTICE

File No. _____

NOTICE is hereby given that on the _____ day of _____, 20____, at 7:00 p.m. in the Lower Level Conference Room of the Municipal Building, 2207 Lawrenceville Road, Lawrence Township NJ 08648, the Lawrence Township ☒ Planning Board ☒ Zoning Board of Adjustment will hold a hearing on the appeal or application of the undersigned, at which time and place all interested parties will be given an opportunity to be heard:



LOCATION OF PREMISES – STREET ADDRESS AND BLOCK(s) / LOT(s):

18 Manline Avenue - 1308 ; 8-14

NAME OF APPLICANT AND NATURE OF APPEAL OR APPLICATION:

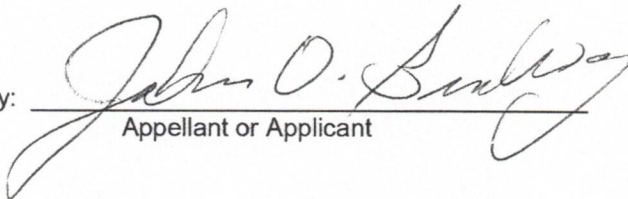
John O. Brooking - Minor Subdivision

and any other variances and/or waivers that are found to be required.

Copies of the application and plan are available for inspection at the office of the Lawrence Township Planning and Redevelopment, Municipal Building, weekdays (except holidays), between the hours of 8:30 a.m. and 4:30 p.m.

By: _____

Appellant or Applicant



Township of Lawrence
Mercer County NJ
Department of Community Development

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	7,500 SF	7,500 SF	14,700 SF	7,350 SF	150 SF
Lot Frontage	60 FT	60 FT	210 FT	105 FT	FT
Lot Width	FT	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT	FT
Parking Spaces	n/a	n/a	n/a	n/a	n/a
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	%	%	%	%	%
PRINCIPAL BUILDING					
Front Yard setback	30 FT	30 FT	2.3 FT	15 FT	15 FT
Left Side Yard setback	10 FT	10 FT	60.6 FT	10 FT	n/a FT
Right Side Yard setback	10 FT	10 FT	60.6 FT	10 FT	n/a FT
Rear Yard setback	35 FT	35 FT	25.9 FT	20 FT	15 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 " * ".

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

John O. Broadway, being duly sworn according to
(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, John O. Broadway

a property owner, developer, redeveloper or professional making an application in reference to a property

identified as 18 Marlboro Avenue 1308 8-14
Property address Block Lot(s)

am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.

John O. Broadway
(Signature)

Sworn to and Subscribed before

me this 21st day of

July 2026

[Signature]
(Notary Public)

John Broadway
Attorney at Law
State of NJ

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.

Applicant's signature

John O. Broadway
John O. Broadway
(Print or type name)

Date

3/5/25

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

John O. Broadway
John O. Broadway
(Print or type name)

Date

3/5/25

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

John O. Broadway
John O. Broadway
(Print or type name)

Date

3/5/25

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

John O. Broadway
John O. Broadway
(Print or type name)

Date

3/5/25

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name John O. Broadway Phone (609) 896-9710
Address 3540 Primata Pike Fax n/a
Hammerville, NJ 08848 Email n/a

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

Name Same as applicant Phone _____
Address _____ Fax _____
_____ Email _____

3. Attorney (where applicable):

Name Erie Broadway Phone (609) 882-4110
Address 32 George Street Fax 609-882-4211
Trenton, NJ 08638 Email ebroadway@aol.com

4. Engineer (where applicable):

Name D. Geoffrey Brown Phone (609) 586-1141
Address Roberts Engineering Group LLC Fax (609) 586-1143
1670 Whitehorse - Hamilton Sq. Rd Email www.Roberts Engineering Group.com
Hamilton, NJ 08690

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.

n/a

6. Location of Land:

Lot No(s) 8-14 Block(s) 1308 Tax Map Pg(s) _____
Street(s) 18 Meriline Avenue

7. Zoning designation of parcel (see Zoning Map):

8. Name of proposed development:

Broadway Minor Subdivision

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

John O. Broadway, being duly sworn according to
(name of property owner, developer, redeveloper or professional)

law upon (his) her, their) oath, depose and say: I, John O. Broadway

a property owner, developer, redeveloper or professional making an application in reference to a property

identified as 18 Merline Avenue 1308 8-14
Property address Block Lot(s)

am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

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John O. Broadway
(Signature)

Sworn to and Subscribed before

me this 21st day of

July 2026

[Signature]

(Notary Public)

Eric Broadway
Attorney at Law
State of NJ

Township of Lawrence
Mercer County NJ
Department of Community Development

NOTICE TO ALL APPLICANTS

Lawrence Township would like to offer applicants an explanation of our escrow accounting system so that they may better understand our practices prior to filing an application with our Zoning or Planning Board.

There are two cost components to the application submission – the application fee and the escrow deposit. The application fee is a non-refundable charge to cover direct administrative expenses.

The escrow deposit is authorized by State law and is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of an application and the appearance before the Zoning or Planning Boards. Some professional services are provided by in-house staff and other services by outside consultants. The law provides that the costs of outside consultant services are recovered in full and in-house staff services are recovered at double the staff member's hourly compensation. The initial escrow deposit established by Lawrence Township is almost always less than the Township's cost to complete the application process. When an escrow account is depleted, the applicant must replenish the account.

The Township sends invoices quarterly on escrow accounts. Please be advised, however, that any charges in excess of the escrow deposit must be paid in full at each of the following stages – before plans are approved, before a building permit is issued, and before a Certificate of Occupancy is issued.

We hope that this assists you in understanding the costs associated with the application process. If you need further assistance, please contact the Finance Office at 609/844-7010.

Contribution Disclosure Statement

Provide additional pages as necessary

Township of Lawrence
Mercer County NJ
Department of Community Development

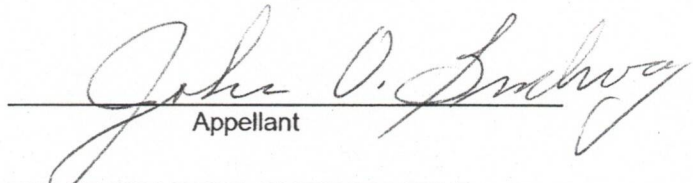
Appeal from decision of Administrative Officer

NOTICE OF APPEAL

TAKE NOTICE that the undersigned, owner of premises in the Township of Lawrence designated on township tax map page _____ as Block(s) _____ Lot(s) _____ ("Premises"), also known as _____, located in the _____ zoning district, owned by _____ or has interest in said premises and has permission of the owner and has sought relief from the administrative officer, hereby appeals to the Zoning Board of Adjustment from the order, determination, or decision of said administrative officer made on the _____ day of _____, granting / denying a _____ to _____ permit construction of a _____ on said premises. The administrative officer gave as the reason for that action (attach any correspondence):

TAKE FURTHER NOTICE that you are hereby required to immediately transmit to the Secretary of the Zoning Board of Adjustment and the statute in which such case made and provides.

Dated: 7/20/16


Appellant

(NOTE: THIS NOTICE OF APPEAL MUST BE SERVED UPON THE ADMINISTRATIVE OFFICER FROM WHOM THE APPEAL IS TAKEN WITHIN 20 DAYS OF THE DATE OF THE ACTION WHICH IS APPEALED).