

Township of Lawrence
Mercer County NJ
Department of Community Development

SP-4/25

Land Use Application Master Checklist

ZB-7/25

Name of Applicant: Limitless Land Holding, LLC

Block No. 1306 Lot No(s) 11-14 & 71-74

- | Required for all applications: | | Complete form: |
|--|--|----------------|
| <input checked="" type="checkbox"/> | General Information | Form G-1 |
| <input checked="" type="checkbox"/> | Certifications | Form C-1 |
| <input checked="" type="checkbox"/> | Taxpayer Identification number & certification | IRS form W-9 |
| Type of approval sought (check all as appropriate): | | |
| <input type="checkbox"/> | Appeal from decision of Administrative Officer | Form A-1 |
| <input checked="" type="checkbox"/> | Bulk Variance (parcel) | Form B-1 |
| <input type="checkbox"/> | Bulk Variance (signage) | Form B-2 |
| <input type="checkbox"/> | Bulk Variance (homeowner) | Form B-3 |
| <input checked="" type="checkbox"/> | Contribution Disclosure Statement | Form DS-1 |
| <input type="checkbox"/> | Conditional Use | N/A |
| <input type="checkbox"/> | Informal | N/A |
| <input type="checkbox"/> | Interpretation | N/A |
| <input type="checkbox"/> | Lot Consolidation | N/A |
| <input type="checkbox"/> | Site Plan, Informal | N/A |
| <input type="checkbox"/> | Site Plan, Waiver | N/A |
| <input type="checkbox"/> | Site Plan, Minor | N/A |
| <input checked="" type="checkbox"/> | Site Plan, Preliminary Major | N/A |
| <input checked="" type="checkbox"/> | Site Plan, Final Major | N/A |
| <input checked="" type="checkbox"/> | Subdivision, Minor | N/A |
| <input type="checkbox"/> | Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> | Subdivision, Final Major | N/A |
| <input checked="" type="checkbox"/> | Use Variance | Form U-1 |
| <input type="checkbox"/> | Other (specify) | N/A |

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
<u>Minor Subdivison, Use Variance, Bulk Variance and Site Plan of 28 Lawn Park Avenue</u>	

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

Nicholas Nassiff, PP, AICP - 63 Moran Avenue, Princeton NJ 08540

Eric Rupnirain, P.E. - 1509 NJ-179, Lambertville, NJ 08530

Steve Cohen, AIA, PP - 63 Moran Avenue, Princeton, NJ 08540

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General Information

1. Applicant:

Name Limitless Land Holding, LLC Phone 609-851-2834
Address 28 Lawn Park Avenue Fax _____
Lawrenceville, NJ 08648 Email markwonka007@gmail.com

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

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

3. Attorney (where applicable):

Name Robert F. Casey, Esq. Phone 609-896-2000 x123
Address Lenox Law Firm Fax 609-895-1693
136 Franklin Corner Road Email rfcasey@lenoxlaw.com
Lawrenceville, NJ 08648

4. Engineer (where applicable):

Name Eric Rupnirain, P.E. Phone 609-397-1505
Address 1509 NJ-179 Fax _____
Lambertville, NJ 08530 Email ebr@gbamail.com

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.

Mark Wonka and Alla Spilatro
Marek Wonka, Managing Member

6. Location of Land:

Lot No(s) 11-14 & 71-74 Block(s) 1306 Tax Map Pg(s) _____ Map No. 173
Street(s) Lawn Park Avenue and Meriline Avenue

7. Zoning designation of parcel (see Zoning Map): R-4

8. Name of proposed development: 28 Lawn Park Avenue Subdivision

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Bulk Variance (Parcel) ****PROPOSED LOT 1****



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	7500 SF	SF	16800 SF	9300 SF	SF
Lot Frontage	60 FT	FT	120 FT	120 FT	FT
Lot Width	FT	FT	120 FT	120 FT	FT
Lot Depth	FT	FT	59.59FT	140 FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	0.6 %	%	0.47 %	0.57 %	%
PRINCIPAL BUILDING					
Front Yard setback	30 FT	FT	*4.9 FT	*4.9 FT	*5.1 FT
Left Side Yard setback	10 FT	FT	89.2 FT	89.2 FT	FT
Right Side Yard setback	10 FT	FT	10.2 FT	*9.8 FT	*0.2 FT
Rear Yard setback	35 FT	FT	*34.7 FT	18.1 FT	16.6 FT
Floor Area Ratio					
Building Height	FT	FT	26.2 FT	26.2 FT	FT
ACCESSORY BUILDING					
Side Yard setback	FT	FT	*1.0 FT	FT	FT
Rear Yard setback	FT	FT	*2.6 FT	FT	FT
Dist. to Other Building	FT	FT	*37.5 FT	FT	FT

(1) Complete this column with a Use Variance application only

Mark any pre-existing variance with an " * ".

ACCESSORY STRUCTURE TO BE REMOVED

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Bulk Variance (Signage)


Existing and proposed signage requirements as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number	N/A			
Area	SF	SF	SF	SF
Setback	FT	FT	FT	FT
Height	FT	FT	FT	FT
Façade Sign				
Number				
Area	SF	SF	SF	SF

Mark any pre-existing variance with an “ * ”.

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Bulk Variance (Parcel)

Proposed Lot 2 

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	7500 SF	SF	SF	7500 SF	NA SF
Lot Frontage	60 FT	FT	FT	120 FT	NA FT
Lot Width	FT	FT	FT	120 FT	NA FT
Lot Depth	FT	FT	FT	46.6 FT	NA FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	0.6 %	%	%	0.34%	%
PRINCIPAL BUILDING					
Front Yard setback	30 FT	FT	FT	13.5 FT	16.5 FT
Left Side Yard setback	10 FT	FT	FT	73.3 FT	NA FT
Right Side Yard setback	10 FT	FT	FT	10 FT	NA FT
Rear Yard setback	35 FT	FT	FT	30.2 FT	4.8 FT
Floor Area Ratio					
Building Height	FT	FT	FT	26.2 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 “ * ”.

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NOT APPLICABLE

Bulk Variance (Signage)

Existing and proposed signage requirements as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number	NA			
Area	SF	SF	SF	SF
Setback	FT	FT	FT	FT
Height	FT	FT	FT	FT
Façade Sign				
Number				
Area	SF	SF	SF	SF

Mark any pre-existing variance with an “ * ”.

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Use Variance

Request is hereby made for permission to use, erect, alter, or convert a existing multi-family residential property contrary to the requirements of § 407, 706 and 707 of the Land Use Ordinance, or for other relief as follows: Use Variance as the nonconforming multi-family apartment use will be intensified since the proposed subdivision will decrease the size of the lot that improvement is on.

1. List the zoning districts in which the proposed use is allowed: The subject property is located in the R-4 Zone where residential use is permitted. AT; SCR; PVD1,2; and MX1 Zones permit apartments.

2. Describe the existing structure(s) located on the property and their current use: There are two improvements on the property. The improvement on Lawn Park is an existing multi-family apartment. The improvement facing Meriline is an unoccupied single family home.

3. Describe the type and use of the structures located on the properties surrounding the subject property: Multi-family and single family residential. Residential uses surround the subject property.

4. Has there been any previous appeal, request, or application to this or any other Township Boards or the Building Inspector involving these premises?

Yes No

If Yes, state the nature, date, application no. and disposition of said matter. _____

None that the Owner / Applicant is aware of.
