

Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: File

FROM: *BK* Brenda Kraemer, Assistant Municipal Engineer

SUBJECT: Minor Site Plan Application No. SP-4/25  
Use & Bulk Variance Application No. ZB-7/25  
**Limitless Holdings, LLC**, 28 Lawn Park Ave.  
Tax Map Page 22, Block 1306 Lots 11-14 & 71-74

DATE: May 13, 2026

The applicant has requested variance, subdivision, and site plan approval for Block 1306, Lots 11-14 and 71-74. The property currently contains a 3-unit apartment building (non-conforming in the R-4 Zone) and a single-family dwelling. The subdivision will provide separate lots for each use, although several bulk variances are required. We will defer to the Planning Consultant for review of the variances.

The site plan includes removal of the existing building on Meriline Avenue and construction of a new single-family dwelling with a parking area, removal of excess impervious area at the apartment building, and installation of miscellaneous landscaping and lighting improvements. Our detailed report contains technical items that should be addressed by the applicant's engineer.

Detailed Report:

1. Several bulk variances are required for the proposed project. The applicant shall provide testimony regarding alternate site layouts, impacts and the selection factors for the current proposal for the Board's information.
2. Parking has been provided for both uses in accordance with Residential Site Improvements Standards, incorporated in the Land Use Ordinance. For the apartment building lot, impervious area will be removed at the northerly side of the lot and three new spaces will be installed near the existing Lawn Park Avenue access. We recommend installation of a hedge on the western side of the parking spaces to mitigate any headlight impact on existing Lot 15, adjacent to the property.
3. A plot plan in compliance with Engineering Department requirements will be required for construction of the single-family dwelling. All improvements required by the Board shall be incorporated on the plan and shall be installed prior to issuance of a Certificate of Occupancy.

In addition:

- a. The plot plan shall address cross lot drainage (not permitted).
  - b. The plan notes connection of roof leader piping on Meriline Avenue. If not feasible, this note shall be removed.
4. The plans show parking, impervious area removal, a trash enclosure, lighting and landscaping improvements to be installed at the apartment building. The following shall be addressed:
    - a. The plans shall note removal and replacement of the sidewalk along Lawn Park Avenue.
    - b. Lighting shall be night sky compliant.
    - c. Foundation plantings are recommended on the western face of the building.
    - d. Bonding and inspection fees will be required.
    - e. The existing specimen tree shall be noted to be protected.

5. Lot deeds shall be submitted for review. Addresses will be assigned as follows:

Lots 11-14: Lot 11.01, 28 Lawn Park Avenue  
Lots 71-74: Lot 71.01, 41 Meriline Avenue

6. Other permits / approvals:

- a. Mercer County Planning Board
- b. Lawrence Township Health Department

**Documents Reviewed:**

- Application and Supporting Documents
- Engineering Plans prepared by Goldenbaum Baill Engineering, Inc., revised January 28, 2026
- Architectural Plans prepared by Steven S. Cohen, dated September 5, 2025

BK/las

June 9, 2026

Lawrence Township Zoning Board of Adjustment (via e-mail)  
2207 Lawrenceville Road  
PO Box 6006  
Lawrence Township, NJ 08648



**Re: Limitless Land Holding, LLC – ZB-7/25 – SP-4/25  
Block 1306, Lots 11-14 and 71-74 – 28 Lawn Park Avenue  
Minor Subdivision with Use and Bulk Relief  
R-4 Residential 4 District**

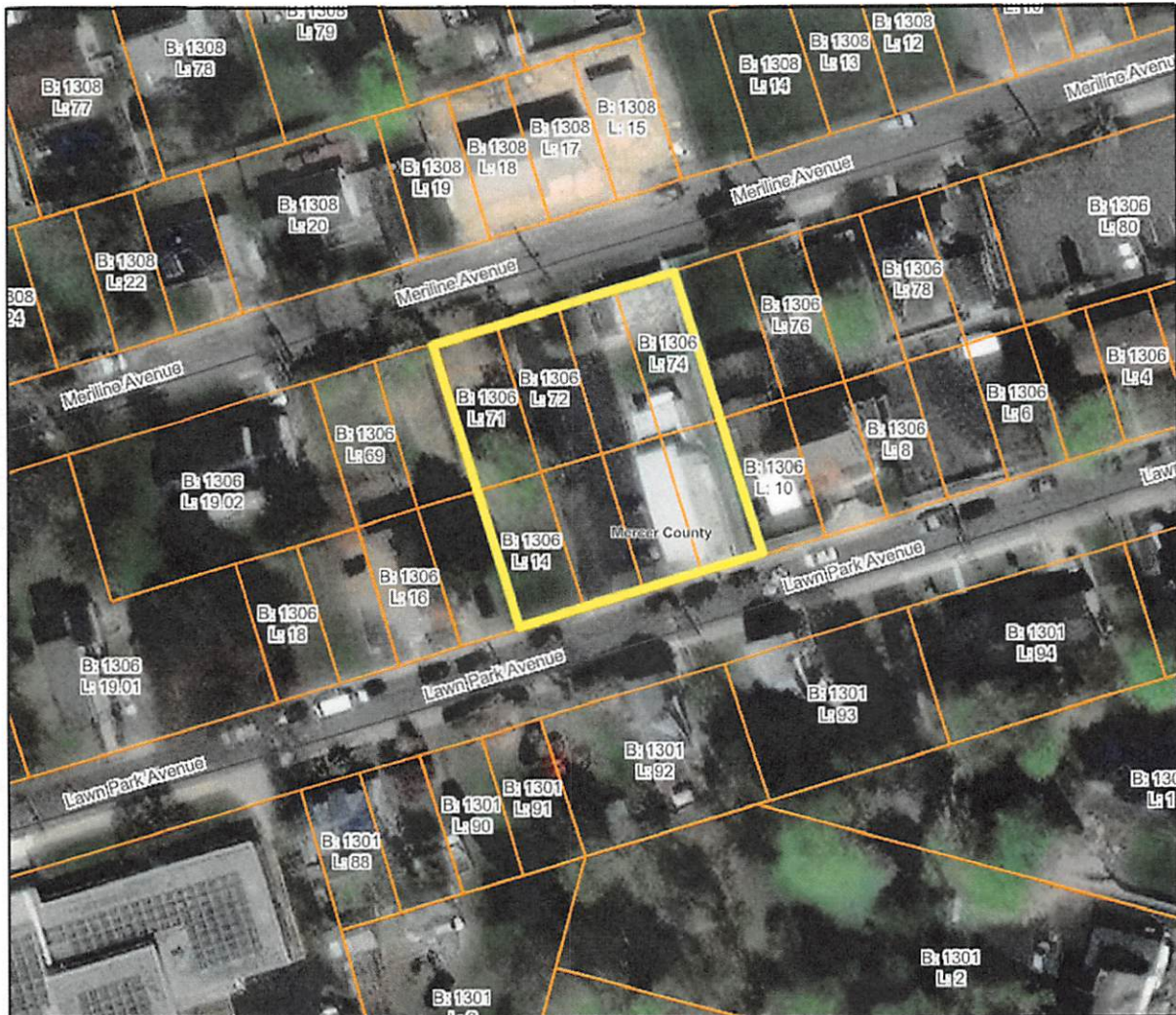
Dear Board Members:

Pursuant to the Board's request, we have reviewed the above captioned matter for compliance with the Land Use Ordinance of the Township of Lawrence. The material reviewed, as supplied by the Township, included the following:

1. Land Use Application ZB-7/25 and SP-4/25 and supporting documents.
2. Architectural Plans prepared by Steven S. Cohen Architect, PC, dated 9/5/2025 consisting of 3 sheets.
3. Minor Subdivision and Site Plan, prepared by Eric B. Rupnarain, PE, dated 5/22/2025 and last revised 1/28/2026, consisting of 3 sheets.

Based on the information provided with the submission, the applicant seeks minor subdivision approval along with d(2) use and bulk variance relief to permit the creation of two lots. Proposed Lot 1 will total 9,300 square feet in area with frontage on Lawn Park Avenue and will contain the existing multifamily dwelling and 6 off-street parking stalls. Proposed Lot 2 will total 7,500 square feet with frontage on Meriline Avenue and a new 4-bedroom single-family detached dwelling is proposed. The proposal includes removing a significant portion of the existing off-street parking area and construction of 3 new parking stalls along with removal of the masonry garage existing on Lots 73 and 74 along Meriline Avenue. A 5'x8' fenced enclosure is proposed to store trash and recycling on Lot 1 along with 1 new light fixture adjacent to the enclosure.

The subject properties, known as Block 1306, Lots 11-14 and 71-74, are located just west of Lawrence Road (Route 206) with Lots 11-14 fronting on Lawn Park Avenue and Lots 71-74 fronting on Meriline Avenue. Totalling 16,800 square feet, the site currently contains an existing multifamily structure with 3 total units, a large off-street parking area and a one-story masonry garage. The June 2025 aerial photo on the following page depicts the subject properties outlined in yellow along with surrounding uses which includes primarily single-family detached dwellings with commercial uses along Lawrence Road to the east. Eldridge Park Elementary School is just west of the site along Lawn Park Avenue.



### **Zoning**

The subject property lies within the R-4 Residential 4 District which permits single-family detached dwellings, semi-detached dwellings in existence or approved as of March 20, 2007, public parks and recreation, conservation and municipal use. Conditionally permitted uses include public and private day schools, houses of worship, age-restricted townhouse, quadplex or apartment dwellings and child care centers.

As noted, the property currently contains an existing 3-unit multifamily structure, which is not a permitted use unless the units are age-restricted. Our assumption is that this use is a legally existing nonconforming one, but the applicant should confirm. As the applicant is subdividing a lot containing a legally existing nonconforming use, d(2) use variance relief is required in accordance with the Court's decision in *Razberry's, Inc. v Kingwood Tp.*, 250 NJ Super. 324 (App. Div. 1991). Here the Court found that since the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-68 provides continued protection to a legally existing nonconforming use "upon the lot

.....so occupied", a reduction in lot area constitutes expansion of the use.

The site has a number of existing nonconforming conditions relative to the area, yard, height and building coverage requirements of the R-4 District per §407.E, including the following:

1. §407.E.1.c – minimum front yard, where 30' is required and 4.9' exists to the multifamily building on Lawn Park Avenue.
2. §407.E.1.d – minimum side yard, where 10' is required and 9.8' exists to the eastern side of the multifamily building on Lawn Park Avenue.
3. §407.E.5.a – no accessory building or use shall be located in a front yard where the existing masonry garage is located in the front yard.
4. §407.E.5.b(2) – accessory building setback where 15' is required and the existing masonry garage is 1.4' over the property line.

The table below details the bulk requirements for the R-4 District along with conditions proposed for the two lots. Lot 1 requires relief for front, side and rear yard while Lot 2 requires relief for front and rear yard.

	Required	Proposed Lot 1	Proposed Lot 2
Minimum Lot Size	7,500 s.f.	9,300 s.f.	7,500 s.f.
Minimum Lot Frontage	60'	120'	120'
Minimum Front Yard	30'	4.9'*	13.5'*
Minimum Side Yard	10'	9.8'*	10'
Minimum Rear Yard	35'	18.1'*	30.2'*
Minimum Setback for Accessory Uses	5'	N/A	N/A
Minimum Useable Yard Area	20% of each yard	100%	100%
Maximum Impervious Surface Ratio	0.60	0.464	0.28
Maximum SFLA	2 times average of the Neighborhood	Not provided	Not provided
Maximum Ratio of SFLA to lot area	2 times average of the Neighborhood	Not provided	Not provided
Maximum Building Height	35'	27'	27'

\* Indicates variance required.

**Consideration of the d(2) Use Variance**

In order for the Board to grant the d(2) use variance requested, it must be found that both the positive and negative criteria can be met. For the positive criteria, the applicant must demonstrate, and the Board must find, that the purposes of the MLUL at N.J.S.A. 40:55D-2 are promoted by the grant of the relief. Peculiar to a d(2) variance and the Court's decision in Kohl v. Mayor and Council of Fair Lawn, 50 N.J. at 281-282, the applicant need not demonstrate that a variance could have been properly granted to create the nonconforming use in the first place. For the negative criteria, it must be demonstrated and found that the grant of relief will not substantially impact adjacent properties, nor will it substantially impair the intent and purpose

of the zone plan and ordinance. We note the applicant is not required to demonstrate the enhanced burden of proof under the Court's decision in *Medici v. BPR Co.*

As far as any potential impact on adjacent properties, we note the applicant is greatly reducing the extent of the off-street parking area and providing only the spaces needed for the 3 existing apartment units. The current through lot condition will be eliminated, the dilapidated garage will be removed and a single-family detached dwelling is proposed for Lot 2. The main issue for the Board to focus on per the *Razberry's* case is whether the reduction in lot size associated with the nonconforming use has a substantial negative impact on adjacent properties. Here additional buffering could help mitigate potential negative impacts associated with the reduction in lot area. As for the intent and purpose of the zone plan and ordinance, as set forth in §407.A, the intent for this zone is "*primarily for single family detached dwellings on lots of 7,500 square feet or larger.*" The Board will need to be satisfied that grant of the relief is not contrary to the purpose of the zone. We do note the Courts have suggested the Board look more liberally at the negative criteria for d(2) use variances, as they will tend to have less impact on adjacent properties and the zone plan and ordinance than relief granted for an altogether new non-permitted use.

### **Consideration of Bulk Variances**

The Board has the power to grant c(1) or hardship variances "(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, (b) or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structure lawfully existing thereon, the strict application of any regulations...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property." The Board may also consider the grant of c(2) variances where the purposes of the New Jersey Municipal Land Use Law would be advanced and the benefits of the deviation would substantially outweigh any detriment. In either case, the Board cannot grant "c" or bulk variances unless the negative criteria are satisfied, or that there is no substantial impact to surrounding properties (first prong) and the grant of the variance will not cause substantial impairment to the intent and purpose of the zone plan (master plan) or zoning ordinance (second prong).

With the exception of the front yard setback to Meriline Avenue for the new single-family dwelling, most of the bulk relief is for existing conditions. The front yard setback for the new single-family dwelling on Lot 2 appears to be consistent with the prevailing setback along Meriline Avenue and a reduction from the 30' required would seem appropriate to maintain consistency with the rest of the neighborhood.

### **General Comments**

1. The applicant will need to provide calculations for maximum square footage of living area (SFLA) and the maximum ratio of SFLA to lot area for the proposed lots to determine compliance. Per the ordinance, the neighborhood context is 400' and analysis shall comply with the definition of Neighborhood Context contained in the ordinance. Bulk variance relief may be required.

2. §525.C.1 requires street trees between the curb and the sidewalk, and §525.C.2 requires street trees be spaced 20' to 40' apart depending on whether they are small, medium or large trees. Given that overhead wires are present on Meriline Avenue, we suggest street trees be planted outside the right of way to avoid the need for drastic trimming in the future. Medium trees per §525.C.3, Table 5.5, spaced 30' apart would likely be the best approach for both frontages. With 120' of frontage for both lots, 4 trees should be provided along each street.
3. §525.H.1.d, referencing Table 5.10 in the LUO, requires a buffer of 50' where residential type B (all dwellings aside from single family detached, duplex and semi-detached dwellings) abuts residential type A (the types listed above). As the required buffers are not provided, a design exception is required. From a practical perspective, Lot 1 is not large enough to fully meet the requirement. Additional landscaping should be provided on the north and west side of the parking area to provide screening as well as around the trash enclosure. A design exception will also be required from §525.H.2 as plant density requirements will not be met.
4. §525.L.3 requires parking and loading areas to be screened by a combination of berms, hedges, fences or walls. Provided additional landscaping is proposed per the above comment, this requirement can be met.
5. §527.C, Table 5.13, sets forth minimum illumination requirements for surface parking lots. Sheet 3 of the site plan shows that minimum requirements are met, and the single highest level proposed is 2 footcandles. We note there are a number of building mounted fixtures, but it is unclear if the lighting analysis is just for the single fixture proposed or includes all fixtures. A flood light fixture on the northeast corner of the existing building on Lot 1 points towards the adjacent property in violation of §527.C.2. The applicant's engineer shall provide calculation of the ratio of average illumination and ratio of maximum illumination per §527.C.3 and shall confirm the minimum average levels for pedestrian ways in Table 5.14 are met.
6. §530.F requires parking lots to be set back 25' from all lot lines. The proposed parking area expansion on the west side appears to violate this requirement as the setback scales to around 20' on the plans. An exact dimension should be provided. A design exception is required.
7. §530.I.6 requires sidewalks to be a minimum of 6' in width where a vehicle will overhang the walkway. As a 4' sidewalk is proposed, a design exception is required. The applicant should consider wheel stops if the sidewalk cannot be widened.
8. §530.N.2 requires all paved parking areas to be curbed. As curbing is not proposed, a design exception is required. We defer to the Board Engineer as to the appropriateness of this exception, but note that curbing does not exist in the current parking area.
9. §530.O sets forth standards for access drive intersections with streets. We note the circulation pattern is being altered for Lot 1, and residents will no longer have access to Meriline Avenue. This means the driveway to Lawn Park Avenue will need to accommodate two-way operation. The current width of the driveway to Lawn Park Avenue is 10.2' and is proposed to remain, which is not even in conformance with the minimum width requirement of 15' for one way driveways in this section. While we defer to the Board Engineer as to an appropriate standard, we note the inlet in Lawn Park

Avenue creates some practical challenges for widening the driveway opening without relocating the inlet. Given the driveway serves only 3 units, a narrower width would appear appropriate. A design exception is required.

10. §538.C requires all exterior solid waste enclosures to be constructed of masonry compatible with the architectural materials of the building. As a board-on-board enclosure is proposed, a design exception is required. The applicant should clarify if a dumpster will be provided or if the enclosure is for the storage of cans that will be brought to the curb by tenants.

We trust the Board will find this information useful in consideration of the matter at hand. We will attend the hearing on June 17th and reserve the right to provide additional comment based on the applicant's presentation. Should you wish to discuss this review memo, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Kyle', written in a cursive style.

James T. Kyle, PP/AICP, Board Planner

Cc: Brenda Kraemer, PE (via e-mail)  
Ed Schmierer, Esq., Board Attorney (via e-mail)  
Robert F. Casey, Esq., Applicant's Attorney (rfcasey@lenoxlaw.com)  
Eric Rupnarain, PE, Applicant's Engineer (ebr@gbamail.com)

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648

Telephone: (609) 844-7089

Date: June 3, 2026

To: James Parvesse, P.E., Municipal Engineer

From: Keith Levine

REVIEW FOR:

- Building Permit
- Certificate of Occupancy
- Planning Board**
- Zoning Board**
- Other: \_\_\_\_\_
- Food Establishment
- Sewage Disposal System
- Individual Water Supply
- Commercial Property
- Other: Minor SitePlan Use & Bulk Variance**

PROJECT NAME: Limitless Holdings LLC

LOCATION: 28 Lawn Park Ave

BLOCK: 1306 LOT # 11-14 & 71-74 PR# SP 4/25 & ZB 7/25

OWNER: Limitless Land Holding, LLC Phone: 609-851-2834

ENGINEER/ARCHITECT: Goldenbaum Baill Eng., Inc. - Eric Rupnirain PE

ADDRESS: 1509 NJ -179 Lambertville, NJ 08530 PHONE: 609-397-1505

APPROVAL  DISAPPROVAL  APPROVAL WITH CONDITIONS

COMMENTS: For GBE plans dated 5/22/2025, Rev #3 dated 1/28/2026: Applicant proposes to subdivide property which contains 3 rental apartments and build a single family residence in addition to the extant rental units.

The applicant has successfully addressed the concern # 2 and 3 expressed in our 3/31/2026 comment letter.

Will serve letters from gas company, sewage authority and water purveyor are still required.

  
John R. Sullivan, REHS

  
Keith Levine, Health Officer



RE: Limitless Land Holding, LLC  
28 Lawn Park Avenue  
Block 1306, Lots 11-14 & 71-74  
Minor Subdivision, Use Variance, Bulk Variance and Preliminary/Final Site Plan

The Environmental/Green Advisory Committee (EGAC) reviewed the submitted application materials for 28 Lawn Park Avenue.

The application proposes subdivision of an existing property containing a multifamily apartment building fronting Lawn Park Avenue and an unoccupied residential structure fronting Meriline Avenue. The existing multifamily building will remain on proposed Lot 1, while proposed Lot 2 will accommodate a new residential/lodging structure.

Redevelopment of previously developed properties provides an opportunity to improve existing conditions through stormwater improvements, increased tree canopy, native landscaping, energy efficiency, and resilient site design.

The property is located within the Shabakunk Creek subwatershed, a highly developed watershed affected by cumulative impervious cover, runoff, and drainage pressures. Incremental improvements during redevelopment can help improve watershed resiliency.

The following comments are provided for the Board's consideration.

### 1. Existing Nonconforming Use and Site Function

The application indicates the subdivision will intensify the existing nonconforming multifamily residential condition by reducing the lot area associated with the apartment building.

As the lot becomes more constrained, consideration should be given to maintaining adequate space for stormwater management, tree canopy, landscaping, buffering, circulation, and future site improvements.

The applicant should demonstrate how the proposed configuration maintains or improves long-term site functionality compared with existing conditions.

### 2. Stormwater, Impervious Coverage, and Watershed Protection

The existing property contains impervious coverage associated with prior development, including buildings, parking areas, and driveway circulation. The proposed redevelopment appears to reduce impervious coverage, which is a positive improvement.

The plans do not appear to include formal green infrastructure stormwater measures, such as bioretention, amended soil restoration areas, or landscape-based infiltration practices. While such measures may not be required due to project size, redevelopment provides an opportunity to

improve older developed sites that were constructed before current stormwater management practices.

Areas where pavement is removed should be restored with decompacted soils and native landscaping to improve infiltration rather than converted only to compacted lawn. Where feasible, roof leaders should be directed toward landscaped areas, rain gardens, or other small-scale infiltration practices.

These relatively minor design adjustments could improve groundwater recharge, reduce runoff volume, and provide additional water quality benefits within the Shabakunk Creek subwatershed.

The plans should also be updated to reflect that the property is served by Trenton Water Works.

### 3. Landscaping, Tree Selection, Shade, and Heat Reduction

The inclusion of replacement trees is appreciated. Since trees are already proposed, minor adjustments to species selection and placement could increase long-term benefits without substantially changing the site design.

The landscape plan appears to include *Acer campestre* (Hedge Maple) and *Acer saccharum* (Sugar Maple). Hedge Maple is commonly used as a landscape tree but is not native to New Jersey and provides lower ecological value than native alternatives. Sugar Maple is native; however, it can be less tolerant of compacted urban soils, reflected heat, drought stress, and pavement-adjacent planting conditions.

More climate-resilient native substitutions could include Black Gum/Tupelo (*Nyssa sylvatica*), Swamp White Oak (*Quercus bicolor*), Willow Oak (*Quercus phellos*), or Red Maple (*Acer rubrum*) where sufficient space exists. Smaller native species such as Serviceberry (*Amelanchier* spp.), Eastern Redbud (*Cercis canadensis*), or Sweetbay Magnolia (*Magnolia virginiana*) could be considered for constrained planting areas.

Additional layered landscaping beneath and around trees would further improve stormwater absorption, screening, pollinator habitat, soil health, and year-round appearance. Appropriate native shrubs and ground layer species include Virginia Sweetspire (*Itea virginica*), Summersweet (*Clethra alnifolia*), Inkberry Holly (*Ilex glabra*), Arrowwood *Viburnum* (*Viburnum dentatum*), Switchgrass (*Panicum virgatum*), and Pennsylvania Sedge (*Carex pensylvanica*).

Tree placement should also consider building efficiency. Locating deciduous shade trees near southern and western exposures where feasible can reduce summer heat gain, lower cooling demand, and improve occupant comfort while allowing winter sunlight.

### 4. Sustainable Building Design

New construction provides the most cost-effective opportunity to incorporate energy efficiency and resiliency measures before future retrofits become necessary.

Practical strategies include enhanced insulation and air sealing, high-efficiency windows, heat pump heating/cooling systems, Energy Star appliances, solar-ready roof design, EV-ready electrical infrastructure, and efficient water fixtures.

Building orientation, landscaping, and exterior shading should be coordinated where feasible to reduce summer cooling demand and improve comfort during extreme temperature events.

New Jersey Clean Energy Program, utility, and federal incentives may be available for qualifying efficiency upgrades, heat pumps, EV infrastructure, and high-performance construction.

### 5. Lighting

The proposed lighting plan specifies a 2700K LED fixture with a downward-directed design, which is consistent with reducing glare, limiting light pollution, and maintaining compatibility with nearby residential properties.

If not already specified, lighting controls such as timers or dimming could further reduce unnecessary overnight illumination.

### 6. Dumpster Screening

The dumpster/service area provides an opportunity for improved screening. Native evergreen screening and layered plantings would help reduce visual impacts from adjacent properties and streets while improving overall site appearance.

### 7. Proposed Use

The architectural plans reference a “New Lodging House – Two Story.” Understanding the operational characteristics of the proposed use, including occupancy, trash generation, parking demand, and circulation needs, will help evaluate potential long-term site impacts and ensure landscaping, screening, and other environmental measures remain appropriate.

### Conclusion

Redevelopment of this previously developed property provides an opportunity to improve environmental performance while supporting reinvestment in the neighborhood.

The proposed reduction of impervious coverage, replacement landscaping, and residential-scale lighting are positive elements of the application. Additional native planting, strategic tree placement, soil restoration, energy-efficient construction, and stormwater enhancements would further improve long-term site performance within the Shabakunk Creek subwatershed.

EGAC appreciates the opportunity to provide these comments for the Board’s consideration.