

Township of Lawrence
Mercer County, NJ
Department of Community Development

General Information

1. Applicant:

Name MITCH BROWN / CIRCLE MANAGER Phone 609-_____
Address 724 ROUTE 33 Fax _____
HAMILTON, N.J. 08619 Email MITCH@PRATNJ.COM

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

Name MITCH BROWN CIRCLE MANAGER Phone _____
Address 724 ROUTE 33 Fax _____
HAMILTON, N.J. 08619 Email _____

3. Attorney (where applicable):

Name MICHAEL H. MAGREW, ESQ. Phone 609-301-7846
Address 1 WASHINGTON BLVD., ST. 9 Fax 609-503-4696
ROBBINSVILLE, N.J. 08691 Email MMAGREW@MAGREWLAW.COM

4. Engineer (where applicable):

Name JAMES A. BASH, P.E. Phone 609-689-1100
Address 4 AAA DRIVE, ST. 103 Fax 609-689-1120
HAMILTON, N.J. 08691 Email JBASH@VANCLUEFENGINEERING.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.

MITCH BROWN

6. Location of Land:

Lot No(s) 66, 67 & 68 Block(s) 103 Tax Map Pg(s) 1
Street(s) COUNTY ROUTE 583 (PRINCETON AVENUE) AND
PINE STREET

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

NE-1

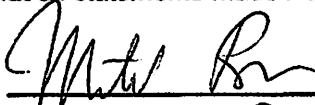
8. Name of proposed development:

NONE PROPOSED AT THIS TIME

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Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

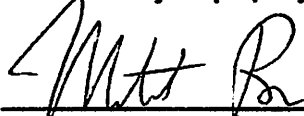
Applicant's signature 
MITCH BROWN
(Print or type name)

Date 11-16-20

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.

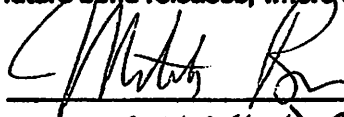
I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature 
MITCH BROWN
(Print or type name)

Date 11-16-20

Acceptance of reasonable review & inspection costs:

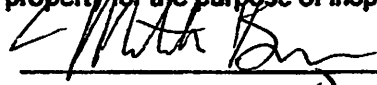
I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature 
MITCH BROWN
(Print or type name)

Date 11-16-20

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 
MITCH BROWN
(Print or type name)

Date 11-16-20

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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	5,000 SF	SF	SF	7078 SF	SF
Lot Frontage	56 FT	FT	FT	56 FT	FT
Lot Width	50 FT	FT	FT	56 FT	FT
Lot Depth	96 FT	FT	FT	100 FT	FT
Parking Spaces	12			12	
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	0.8 %	%	%	0.74 %	%
PRINCIPAL BUILDING					
Front Yard setback	0 FT	FT	FT	0 FT	FT
Left Side Yard setback	10 FT	FT	FT	5 FT	5 FT
Right Side Yard setback	10 FT	FT	FT	FT	FT
Rear Yard setback	25 FT	FT	FT	68 FT	FT
Floor Area Ratio	0.3			0.46	0.16
Building Height	• 35 FT	FT	FT	25.1 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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Bulk Variance (Signage) *NO SIG AT THIS TIME*

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				
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 MIXED USE BLDG
contrary to the requirements of § _____ of the Land Use Ordinance, or
for other relief as follows: _____

RELIEF FROM MAXIMUM FLOOR
AREA RATIO (FAR). .30 IS PERMITTED, .46 IS
PROPOSED

1. List the zoning districts in which the proposed use is allowed: N/A

2. Describe the existing structure(s) located on the property and their current use:
VACANT LAND

3. Describe the type and use of the structures located on the properties surrounding the subject
property: MIXED USE RESIDENTIAL, COMMERCIAL,
RETAIL, WAREHOUSE, DINING, etc.

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 X No

If Yes, state the nature, date, application no. and disposition of said matter. N/A.

