

Township of Lawrence
Mercer County NJ
Department of Community Development
Land Use Application Master Checklist

ZB 3/21
SP 2/21

Name of Applicant: The Presbyterian Church of Lawrenceville

Block No. 5801 Lot No(s) 2

- | 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) (Existing Conditions) | 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 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 (F.A.R.) | Form U-1 |
| <input type="checkbox"/> Other (specify) | N/A |

List all accompanying material:

- | <u>Description</u> | <u>Number Submitted</u> |
|--|--|
| 1. Preliminary and Final Site Plans dated 6/25/21 | 8 sheets by Princeton Junction Engineering, P.C. |
| 2. Architectural Plans by Robert Cerutti dated 1/10/2020 and revised through 6/25/2021 | 7 sheets |
| 3. Subdivision checklist | |
| 4. Storm Water Management Report dated June 24, 2021 | |
| 5. Contribution Disclosures | |

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

Frank Falcone, Licensed Planner and Professional Planner

Robert Cerutti, Architect

**Township of Lawrence
Mercer County NJ
Department of Community Development**

General Information

1. Applicant:

Name	<u>The Presbyterian Church of Lawrenceville</u>	Phone 609-896-1212
	2688 Main Street	Fax 609-219-9460
	Lawrenceville, NJ 08648	Email: office@pclawrenceville.org
		Pastor Jeffrey Vamos

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

Name Same as above.

3. Attorney (where applicable):

Name	Gary R. Backinoff, Esq.	Phone 609-844-0488
	34 Franklin Corner Road	Fax 609-844-0784
	Lawrenceville, NJ 08648	Email: grb@backinoff.com

4. Engineer (where applicable):

Name	Princeton Junction Engineering	Phone 609-799-1906
	53 North Post Road	Fax 609-799-1524
	Princeton Junction, NJ 08556	piepc@piepc.com

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.

Applicant is a not-for-profit corporation with no stock holders or partners.

5. Location of Land:

Lot No(s) 2 Block(s) 5801 Tax Map Pg(s) 55.03
Street(s) 2688 Main Street, Lawrenceville, NJ 08648

6. Zoning designation of parcel (see Zoning Map): Educational, Government, and Institutions

7. Name of proposed development: Presbyterian Church of Lawrenceville

**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 *Jeanne Aicher* Date 7/16/21
The Presbyterian Church of Lawrenceville
By Jeanne Aicher, Trustee

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 N/A Date _____
(Print or type name)

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 *Jeanne Aicher* Date 7/16/21
The Presbyterian Church of Lawrenceville
By Jeanne Aicher, Trustee

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 *Jeanne Aicher* Date 7/16/21
The Presbyterian Church of Lawrenceville
By Jeanne Aicher, Trustee

Township of Lawrence
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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	SF	SF	SF	SF	SF
Lot Frontage	FT	FT	FT	FT	FT
Lot Width	FT	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	%	%	%	%	%
PRINCIPAL BUILDING					
Front Yard setback	FT	FT	FT	FT	FT
Left Side Yard setback	FT	FT	FT	FT	FT
Right Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	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 " * ".

See Zoning Table annexed hereto.

ZONING TABLE

EGI Zoning District - Education, Government & Institutions

<u>Requirement</u>	<u>Required</u>	<u>Existing Condition</u>	<u>Proposed Condition</u>
Minimum Lot Size	5.0 Acres	2.3044 Acres *	2.3044 Acres *
Minimum Lot Frontage	300 ft.	451.48 ft.	451.48 ft.
Minimum Lot Width	300 ft.	442.71 ft.	442.71 ft.
Minimum Lot Depth	600 ft.	226.36 ft. *	226.36 ft. *
Minimum Setback - Front	100 ft.	22.1 ft. *	22.1 ft. *
Minimum Setback - Side	100 ft.	88.3 ft. *	88.3 ft. *
Minimum Setback - Rear Yard	100 ft.	28.6 ft. *	28.6 ft. *
Minimum Setback for Accessory Uses	75 ft.	15.3 ft. (Side Yard) *	15.3 ft. (Side Yard) *
Minimum Setback for Accessory Uses	75 ft.	1.6 ft. (Rear Yard) *	1.6 ft. (Rear Yard) *
Maximum Impervious Surface Ratio	0.60	0.5703	0.5976
Maximum Floor Area Ratio	0.20	0.2392*	0.2667**
Maximum Height - Principal Building	50 ft.	50 ft.	50 ft.
Maximum Building Height - Accessory Use	30 ft.	30 ft.	30 ft.

* Denotes a Variance Condition for a Pre-existing Non-conformity

** Denotes a new Variance Condition or a increase in Non-conformity

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Signage)

N/A (No new signage proposed)

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 " * ".

Township of Lawrence
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Use Variance (F.A.R.)

Request is hereby made for permission to use and alter contrary to the requirements of § _____ of the Land Use Ordinance, or for other relief as follows: The use has pre-existed for many years and is permissible in the EGI Zone. The floor area ratio is slightly over Ordinance requirements and reportedly requires a "D" variance.

1. List the zoning districts in which the proposed use is allowed: _____

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

The Presbyterian Church of Lawrenceville is used for religious services, community meetings, and ancillary uses which promote community health and welfare.

3. Describe the type and use of the structures located on the properties surrounding the subject property: The Lawrenceville School property surrounds the Church on three sides and Main Street is on the fourth side.

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.

We do not currently have records of prior applications or land use approvals. We defer to the Township as to whether there have been prior applications or approvals.

Township of Lawrence, Mercer County NJ
Department of Community Development
Land Use Application Submission Checklist

Submission Item No. and Description	Informal Review	Minor Application		Major Application					
		Sub- division	Site Plan	General Develop- ment Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
1. Submission of completed application forms. Quantity as specified. A. Planning Board B. Zoning Board	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *
2. Folded plot/plan submission. Quantity as specified. A. Planning Board B. Zoning Board	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *
3. Protective covenants/deed restrictions. Quantity as specified. A. Planning Board B. Zoning Board	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *	TBD *
4. Name, signature license number, seal, address & telephone phone number of plan preparer, as applicable, involved in preparation of plat	X	X	X	X	X	X	X	X	X
5. Name, address and telephone number of owner and applicant.	X	X	X	X	X	X	X	X	X

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		Sub- division	Site Plan	General Develop- ment Plan	Subdivision		Site Plan		
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6. Title block denoting type of application, tax map sheet number, county, name of municipality, block and lot, and street location.	X	X	X	X	X	X	X	X	X
7. A key may not smaller than 1"=1,000 feet showing location of tract with reference to surrounding properties, streets, municipal boundaries, zoning, etc., within 500'.	X	X	X	X	X	X	X	X	X
8. A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	X
9. Tract boundary - a heavy solid line.	X	X	X	X	X	X	X	X	X
10. North arrow, graphic scale and written scale.	X	X	X	X	X	X	X	X	X
11. Signature blocks for Chair, Secretary & Municipal Engineer.		X	X	X	X	X	X	X	X

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		Sub- division	Site Plan	General Develop- ment Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
12. Appropriate certification blocks as required by Map Filing Law.					X	X			
13. Monuments as specified by Map Filing Law or Township Ordinance.		X			X	X			
14. Date of current property survey.	X	X	X	X	X	X	X	X	
15. One (1) of three (3) standardized sheets: 30" x 42" 24" x 36" 8.5" x 14"	X	X	X	X	X	X	X	X	
16. Subdivisions: A. Less than 3 acre lot; scale no smaller than 1"=50' B. greater than 3.0 acre lots; scale 1"=100' NOTE: If more than one sheet is needed for development design, an overall subdivision tract map will be provided on one sheet.	X X	X X			X X	X X			

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Land Use Application Submission Checklist

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		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
17. Site Plans: A. less than 1 acre; scale no smaller than 1"=30' B. 1 acre and large, scale 1"=50' NOTE: If more than one sheet is needed for development design, an overall tract map will be provided on one sheet.	X X		X X	X	X			X /	X /
18. Metes and bounds showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles as follows: A. Outer boundaries of lot(s) B. Proposed new interior lot(s) or rights-of-way		X X	X		X X	X X		X /	X /
19. Affidavit of ownership and owner's certification noted on plans.	X	X	X	X	X	X		X /	X /
20. Acreage of tract to nearest hundredth of an acre	X	X	X	X	X	X		X /	X /
21. Date of original and all revisions.	X	X	X	X	X	X		X /	X /

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					Preliminary	Final	Preliminary	Final		
22. Size and location of any existing or proposed structures with all setbacks dimensioned (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	/	X	
23. Location and dimensions of any existing or proposed rights-of-way and cartways (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	/	X	
24. All proposed lot areas in square feet (general information for GDP and informal review/concept plan).	X	X	X	X	X	X	X	/	X	
25. Copy of and delineation of any existing or proposed deed restrictions or covenants.	X (existing)	X	X	X (existing)	X	X	X	/	X	
26. Any existing or proposed easement or land reserved for or dedicated to public use. A. Metes and bounds description.	X	X	X	X	X	X	X		X	
27. Development stages or staging plans (for GDP-general staging).	X			X (general)	X	X	X		X	

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					Preliminary	Final	Preliminary	Final	
28. List of required regulatory approval or permits.		X	X	X	X	X	X	X	X
29. List of variances required or requested.		X	X	X	X	X	X	X	X
30. Requested or obtained design waivers or exceptions.		X	X	X	X	X	X	X	X
31. Payment of application or escrow fees. (see § 900)	X	X	X	X	X	X	X	X	X
32. Property owners, existing land use, and lot lines of all parcels within 200' identified on most recent tax map sheet.	X	X	X	X	X	X	X	X	X
33. Survey of all existing streets, water courses, flood plains, wooded areas with trees measuring 8" or greater caliper (at D.B.H.), wetlands or other environmentally sensitive areas on and within 100' of site.	X (general)	X	X	X (general)	X	X	X	X	X
34. Map showing the Stream Encroachment area at a scale being used by the applicant in submission, if applicable.		X	X	X	X	X	X	X	X

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					Preliminary	Final	Preliminary	Final	
35. Map and report by a qualified wetlands specialist showing wetlands delineation at the same scale as the development plan, if applicable.		X	X	X	X	X	X	/	X
36. Topographical features of subject property from U.S.G.S. map.	X			X					
37. Existing and proposed contour intervals based on identified datum. Contours to extend at least 100' beyond subject property as follows: up to 3% grade=1', 3%+=2'. Proposed grading shall overlay existing topography.		X	X		X	X	X	/	X
38. Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary).	X (general)	X	X	X (general)	X	X	X	/	X
39. Existing system of drainage of subject site and of any larger tract or basin of which it is a part.					X	X	X	/	X
40. Drainage area map.			(if apply)		X	X	X	/	X

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		Sub- division (if applic)	Site Plan	General Develop- ment Plan	Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
41. Drainage calculations.					X	X	X	X	X
42. Storm water management plan and profiles.		X	X	X (general availability)	X	X	X	X	X
43. Soil permeability tests (if applicable).		X	X		X	X	X	X	X
44. Proposed utility infrastructure plans and supplier of resources, including sanitary sewer, water, telephone, electric and cable TV.		X	X	X (general availability)	X	X	X	X	X
45. Finished elevations, corners of all structures or dwellings, existing or proposed first floor elevations.	X		X	X	X	X	X	X	X
46. Construction details as required by ordinance.					X	X	X	X	X
47. Road profiles.					X	X	X	X	X
48. Proposed street names.					X	X	X	X	X
49. New block and lot numbers confirmed with local assessor or municipal designee.		X			X	X			

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		Sub- division	Site Plan	General Develop- ment Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
50. Lighting plan & details.			X		X	X	X	X
51. Landscape plan overlaid on grading plan, plant list, planting details and tree protection details. Plant list to include: botanical name, common name, quantity, size at time of planting, root condition, and spacing.			X		X	X	X	X
52. Solid waste management plan, including recyclables.			X				X	X
53. Site identification signs, traffic control signs, and directional signs. Submit elevations and details including method of illumination.			X		X	X	X	X
54. Sight triangles		X	X		X	X	X	X
55. Vehicular and pedestrian circulation patterns including handicap access (less detail for informal/concept/GDP.)	X (general)		X	X (general)	X	X	X	X
56. Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X (general)	X	X	X (general)	X	X	X	X

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		Sub- division	Site Plan	General Develop- ment Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
57. Preliminary architectural plans, front, rear, and side building elevations. Calculation for SFLA for single family development in R-3, R-4 & R-5 zoning districts.		X	X		X		X	X
58. Tree protection zones and tree save areas (see 541 D)			X		X	X	X	X
59. Environmental Impact Statement (see 812)				X (general)	X		X	
60. Community Impact Statement (see 813)				X (general)	X		X	
61. Circulation Impact Statement (see 814)				X (general)	X		X	
62. Contribution Disclosure Statement						X		X

X = Required Submission.

* TBD - Submit only one complete set of application documents on the initial submission. When application has been declared complete, applicant will be instructed as to the documents and number of copies required.