

# Stevens & Lee

510 Carnegie Center Drive, Suite 400  
Princeton, NJ 08540  
(609) 243-9111  
www.stevenslee.com

T: (609) 718-0949  
F: (610) 371-7959  
trevor.cooper@stevenslee.com

September 23, 2025

## BY FEDERAL EXPRESS

Township of Lawrence  
Planning Board / Office of Community Development  
2207 Lawrenceville Road  
Lawrence Township, New Jersey 08648  
Attn: James Parvesse, P.E., C.M.E., Planning Board Secretary

Re: Revised Submission *S-2/25*  
Application No. ~~SP-5/25~~ - Minor Subdivision with Bulk Variance  
100 Denow Road; Block 5401, Lot 112; R-2A Zone  
Property and Land Acquisition LLC (Owner-Applicant)

Dear Jim:

Following up on your incompleteness determination letter dated August 15, 2025, the following revisions have been made:

1. *The current owner's information shall be updated on Sheet 1 and the signature provided (checklist items 5 and 19).*

This has been addressed. See Sheet 1 of plans most recently revised on September 16, 2025, included with this submission.

2. *Checklist items 33 and 38 shall be addressed or waivers requested.*

The Applicant requests waivers from these requirements. A survey has been provided showing the Property and its boundaries along with the extent of the wooded areas, and the application is for subdivision only – no development is proposed at this time. Additionally, no isolated trees 8" or greater in caliper are located onsite. No wetlands are located on or in immediate proximity to the Property, and the nearest watercourse, Little Shabakunk Creek, is approximately 300 feet away from the Property. Please see Schedule C of the Application for more information.

- *Twenty-three (23) complete copies of the application with application number (SP – 5/25) entered in the upper right hand corner of the land use application master checklist sheet prior to copying.*

This has been addressed.

PENNSYLVANIA | NEW JERSEY | DELAWARE | NEW YORK | RHODE ISLAND | FLORIDA

A PA Professional Corporation, Thomas B. Lewis, NJ Managing Attorney

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# Stevens & Lee

September 23, 2025  
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Please find enclosed twenty-three (23) collated sets of the following items:

- 1) Eight (8) full-sized and fifteen (15) half-sized signed and sealed copies of a plan set consisting of two sheets prepared by Craig W. Stratton, N.J.P.L.S. of Trenton Engineering Co., Inc., dated July 2, 2024, and most recently revised September 16, 2025, to add the current owner's information and a signature on Sheet 1;
- 2) The application, checklist, and schedules. The master checklist has been revised to add the application number to the top right corner of the page along with the revision date. Schedule C, Checklist Waivers, has been revised to address Items 33 and 38;
- 3) Contribution Disclosures by Ryan P. Kennedy, Esq., of Stevens & Lee, P.C., and Craig W. Stratton, N.J.P.L.S. of Trenton Engineering Co., Inc.; and
- 4) The submission cover letters dated July 29, 2025, and September 23, 2025.

Digital copies of these materials will follow via email. If you should require anything further for completeness, please do not hesitate to contact our office.

Very truly yours,

STEVENS & LEE



Trevor J. Cooper

TC:tc

Enclosure

cc: Ryan P. Kennedy  
Brianna N. Burgess

# Application No.

## Rev. 23-Sept-2025

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

#### Land Use Application Master Checklist

**Name of Applicant:** Property and Land Acquisition LLC

**Block No.** 5401 **Lot No(s)** 112

#### Required for all applications:

- ( X ) General Information  
( X ) Certifications  
( X ) Taxpayer Identification number & certification

#### Complete form:

Form G-1  
Form C-1  
IRS form W-9

#### Type of approval sought (check all as appropriate):

- |  |           |
|--|-----------|
| ( ) Appeal from decision of Administrative Officer | Form A-1  |
| ( X ) Bulk Variance (parcel)                       | Form B-1  |
| ( ) Bulk Variance (signage)                        | Form B-2  |
| ( ) Bulk Variance (homeowner)                      | Form B-3  |
| ( ) Contribution Disclosure Statement              | Form DS-1 |
| ( ) Conditional Use                                | N/A       |
| ( ) Informal                                       | N/A       |
| ( ) Interpretation                                 | N/A       |
| ( ) Lot Consolidation                              | N/A       |
| ( ) Site Plan, Informal                            | N/A       |
| ( ) Site Plan, Waiver                              | N/A       |
| ( ) Site Plan, Minor                               | N/A       |
| ( ) Site Plan, Preliminary Major                   | N/A       |
| ( ) Site Plan, Final Major                         | N/A       |
| ( X ) Subdivision, Minor                           | N/A       |
| ( ) Subdivision, Preliminary Major                 | N/A       |
| ( ) Subdivision, Final Major                       | N/A       |
| ( ) Use Variance                                   | Form U-1  |
| ( ) Other (specify)                                | N/A       |

#### List all accompanying material:

#### Description

#### Number Submitted

See Cover Letter submitted with this application.

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

Craig W. Stratton, P.L.S. Trenton Engineering Company Inc. - 2193 Spruce Street, Ewing NJ

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

General Information

**1. Applicant:**

Name Property and Land Acquisition LLC Phone                       
Address 87 Heath Court Fax                       
Pennington, New Jersey 08534 Email                     

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

Name Property and Land Acquisition LLC Phone                       
Address 87 Heath Court Fax                       
Pennington, New Jersey 08534 Email                     

**3. Attorney (where applicable):**

Name Ryan P. Kennedy, Esq. (Stevens & Lee, P.C.) Phone 609-243-6424  
Address Stevens & Lee, P.C. Fax                       
510 Carnegie Center Drive, Suite 400 Email ryan.kennedy@stevenslee.com  
Princeton, New Jersey 08540

**4. Engineer (where applicable):**

Name Craig W. Stratton, P.L.S. Phone 609-882-0616  
Address Trenton Engineering Co., Inc. Fax                       
2193 Spruce Street Email trentonengineering@gmail.com  
Trenton, New Jersey 08638

**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.**

(this requirement is not applicable to subdivisions less than 6 lots under NJSA 40:55D-48.1)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Location of Land:**

Lot No(s) 112 Block(s) 5401 Tax Map Pg(s)            Sheet No. 54  
Street(s) 100 Denow Road

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

R-2 A - Residential

**8. Name of proposed development:**


N/A

**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  Date 5/30/25  
Property and Land Acquisition LLC  
(Print or type name)

**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  Date 5/30/25  
Property and Land Acquisition LLC  
(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  Date 5/30/25  
Property and Land Acquisition LLC  
(Print or type name)

**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  Date 5/30/25  
Property and Land Acquisition LLC  
(Print or type name)



Township of Lawrence  
Mercer County NJ  
Department of Community Development

**SEE SCHEDULE A,  
ATTACHED**

*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 <sup>(1)</sup>	Existing	Proposed	Extent of variance requested
<b>LOT DATA</b>					
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	%	%	%	%	%
<b>PRINCIPAL BUILDING</b>					
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
<b>ACCESSORY BUILDING</b>					
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 " \* ".

## Contribution Disclosure Statement

Form DS-1  
Page 1

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

**Contribution Disclosure Statement**

RECIPIENT	AMOUNT	DATE
None		

Provide additional pages as necessary



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Property and Land Acquisition LLC  
Minor Subdivision with Bulk Variance

100 Denow Road  
Block 5401, Lot 112, R-2A Zone

## SCHEDULE A

### ZONING REQUIREMENTS

ITEM	PERMITTED	EXISTING	PROPOSED LOT A	PROPOSED LOT B
<b>LOT DATA</b>				
LOT AREA (MIN)	22,500 SF	67,727.41 SF	23,545.65 SF	41,303.41 SF
LOT FRONTAGE (MIN)	100 FT	190.36 FT (DENOW) 119.25 FT (STURWOOD)	96.01 FT (DENOW) <b>(V)</b> 103.91 FT (STURWOOD)	96.01 FT <b>(V)</b>
LOT WIDTH	N/A	N/A	N/A	N/A
LOT DEPTH	N/A	N/A	N/A	N/A
PARKING SPACES				
FLOODPLAIN BUFFER	N/A	N/A	N/A	N/A
TOTAL IMPERVIOUS COVERAGE	35%	5.0%	9.0%	N/A
<b>PRINCIPAL BUILDING</b>				
SETBACK – FRONT	40 FT	67.8 FT (DENOW) 33.9 FT (STURWOOD) <b>(ENC)</b>	52.6 FT (DENOW) 33.9 FT (STURWOOD) <b>(ENC)</b>	N/A
SETBACK – LEFT	15 FT	121.1 FT	25.62 FT	N/A
SETBACK – RIGHT	15 FT	45.87 FT	45.87 FT	N/A
SETBACK – REAR	40 FT	194.50 FT	194.50 FT	N/A
FLOOR AREA RATIO	2.0 TIMES THE AVERAGE FOR NEIGHBORHOOD CONTEXT	N/A	N/A	N/A
HEIGHT (MAX)	35 FT	25 FT	25 FT	N/A
<b>ACCESSORY BUILDING</b>				
SETBACK – SIDE	15 FT	N/A	N/A	N/A
SETBACK – REAR	15 FT	N/A	N/A	N/A
DISTANCE TO OTHER BUILDING	N/A	N/A	N/A	N/A
(V) = VARIANCE REQUESTED (ENC) = EXISTING NON-CONFORMITY				

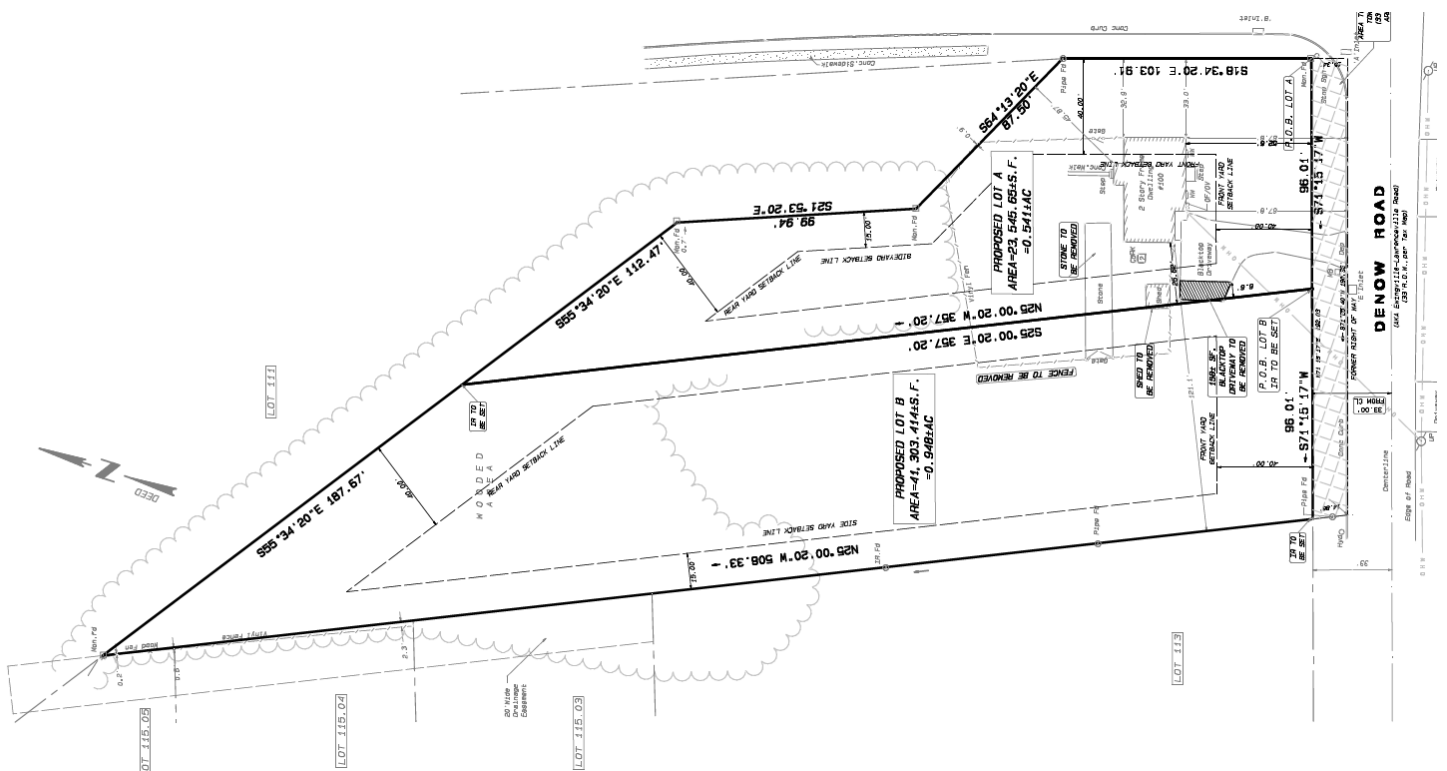
### VARIANCES REQUESTED

1. Lot Frontage: Where a minimum lot frontage of 100 FT is required, 96.01 FT is proposed for both Proposed Lots A and B along Denow Road.

## SCHEDULE B

### PROJECT NARRATIVE

Property owner and applicant Property and Land Acquisition LLC ("Applicant") seeks minor subdivision approval to subdivide the existing 67,727.41 square foot lot located at 100 Denow Road and designated as Lot 112 in Block 5401 into two lots. The property is currently improved with an existing single-family home located close to the corner of Denow Road and Sturwood Way, leaving a large portion of the property available for development of a single-family home well within the setbacks required for the R-2A Zone. Additionally, the Applicant requests consideration under the "flexible c" standard of N.J.S.A. 40:55D-70c(2) to permit the frontage of both resulting lots to measure just under the required minimum of 100 feet at 96.01 feet.



## SCHEDULE C

### CHECKLIST WAIVERS REVISED 23-SEPT-2025

SUBMISSION ITEM NO. & DESCRIPTION	STATUS	EXPLANATION
22. Size and location of any existing or proposed structures with all setbacks dimensioned.	WR	A waiver is requested from this requirement. Existing and proposed setbacks are provided for the existing structure that will remain on Proposed Lot A. While the size of the structure is not shown, the structure complies with bulk requirements.
25. Copy of and delineation of any existing or proposed deed restrictions or covenants.	WR	A waiver is requested because this item is not applicable. No deed restrictions or covenants affect the Property and none are proposed.
26. Any existing or proposed easement or land reserved for or dedicated to public use.	WR	A waiver is requested for completeness purposes. A 2,878.35 SF area along Denow Road is proposed to be dedicated to Lawrence Township. A legal description will be prepared and provided as a condition of approval.
27. Development stages or staging plans.	N/A	This item is not applicable to minor subdivisions.
28. List of required regulatory approval or permits.	WR	A waiver is requested for completeness purposes. If applicable, approvals will be obtained from outside agencies as a condition of municipal approval. Submission to the Mercer County Planning Board is being made simultaneously with this application.
33. Survey of all existing streets, water courses, flood plains, wooded areas with trees . . . , wetlands or other environmentally sensitive areas on and within 100' of the site.	WR	A waiver is requested from this requirement. A survey has been provided showing the Property and its boundaries. The application is for subdivision only; no development is proposed at this time. No isolated trees 8" or greater in caliper are located onsite, and the nearest water course, Little Shabakunk Creek, is approximately 300 feet away. Finally, the NJDEP GIS System shows no delineated wetlands on or in the immediate proximity of the property. Please see below.
34. Map showing the Stream Encroachment area at a scale being used by the applicant in submission, if applicable.	N/A	This item is not applicable. The Property is not located within a stream corridor.
35. Map and report by a qualified wetlands specialist showing wetlands delineation	N/A	This item is not applicable. No wetlands are located on or near the Property.

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Minor Subdivision with Bulk Variance

100 Denow Road  
Block 5401, Lot 112, R-2A Zone

at the same scale as the development plan, if applicable.		
37. Existing and proposed contour intervals based on identified datum.	WR	A waiver is requested from this item. The Property is located in a relatively flat location, and no new development is proposed at this time.
38. Boundary, limits, nature and extent of wooded areas, specimen trees and other significant physical features.	WR	The extent of the wooded areas on the site have been provided. However, a waiver is requested from providing the specimen trees.
39. Existing system of drainage of subject site and of any larger tract or basin of which it is a part.	N/A	This item is not applicable to minor subdivisions.
40. Drainage area map.	N/A	This item is not applicable to minor subdivisions.
41. Drainage calculations.	WR	A waiver is requested from this requirement because no new development is proposed at this time and any new development will comply with lot coverage requirements. Drainage calculations and any stormwater requirements would be calculated and confirmed at the time of future development of the new lot.
42. Storm water management plan and profiles.	WR	A waiver is requested from this requirement because no new development is proposed at this time and all new development will comply with lot coverage requirements.
43. Soil permeability tests (if applicable), as witnessed by the designated Township official for such purposes.	WR	A waiver is requested from this requirement because no new development is proposed at this time and all new development will comply with lot coverage requirements.
44. Proposed utility infrastructure plans and supplier of resources, including sanitary sewer, water, telephone, electric and cable TV.	WR	A waiver is requested from this requirement. Application is for minor subdivision only. Utilities will be shown at time of application for construction permits.
49. New block and lot numbers confirmed with local assessor or municipal designee.	WR	A waiver is requested for completeness purposes. New lot numbers will be confirmed with the tax assessor as a condition of approval.
54. Sight triangles.	WR	A waiver is requested from this requirement. The Property is located at the existing intersection of Denow Road and Sturwood Way. No changes to the intersection are proposed.
56. Parking plan showing spaces, size and type, aisle	WR	A waiver is requested from this requirement. Application is for minor subdivision only. A new



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Property and Land Acquisition LLC  
Minor Subdivision with Bulk Variance

100 Denow Road  
Block 5401, Lot 112, R-2A Zone

width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.		curb cut is shown on plans submitted with this application. Both proposed lots will be used for single-family residential purposes and will comply with parking requirements.
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.	WR	A waiver is requested from this requirement because no new development is proposed at this time.

## Item 33 Supplement:

