

# ZONE MAP

### SURROUNDING OWNERS (WITHIN 200 FT.)

## Block 5401, LOT 112

Block	Lot	Owner	Address	City / State	Zip
4501	7	PROPERTY OWNER	107 DENOW ROAD	LAWRENCE TOWNSHIP, NJ	08648
	8	PROPERTY OWNER	101 DENOW ROAD	LAWRENCE TOWNSHIP, NJ	08648
	9.01	PROPERTY OWNER	95 DENOW ROAD	LAWRENCE TOWNSHIP, NJ	08648
	9.02	PROPERTY OWNER	97 DENOW ROAD	LAWRENCE TOWNSHIP, NJ	08648
	9.03	PROPERTY OWNER	99 DENOW ROAD	LAWRENCE TOWNSHIP, NJ	08648
4601	21	PROPERTY OWNER	96 DENOW ROAD	LAWRENCE TOWNSHIP, NJ	08648
5401	106	PROPERTY OWNER	8 STURWOOD WAY	LAWRENCE TOWNSHIP, NJ	08648
	107	PROPERTY OWNER	822 W. BRIDGE STREET	MORRISVILLE, PA	19067
5401	111	PROPERTY OWNER	777 PASAIC AVENUE, SUITE 475	CLIFTON, NJ	07012
	113	PROPERTY OWNER	104 DENOW ROAD	LAWRENCE TOWNSHIP, NJ	08648
	114	PROPERTY OWNER	106 DENOW ROAD	LAWRENCE TOWNSHIP, NJ	08648
	115.03	PROPERTY OWNER	6 CARLA WAY	LAWRENCE TOWNSHIP, NJ	08648
	115.04	PROPERTY OWNER	8 CARLA WAY	LAWRENCE TOWNSHIP, NJ	08648
	115.05	PROPERTY OWNER	10 CARLA WAY	LAWRENCE TOWNSHIP, NJ	08648
	115.06	PROPERTY OWNER	12 CARLA WAY	LAWRENCE TOWNSHIP, NJ	08648

PSE&G CO. MANAGER CORPORATE PROPERTIES 80 PARK PLAZA, T6B NEWARK, NJ 07102

CORPORATE SECRETARY EWING-LAWRENCE SEWERAGE AUTHORITY 600 WHITEHEAD ROAD LAWRENCEVILLE, NJ 08648 NJ AMERICAN WATER 1025 LAUREL OAK ROAD

VOORHEES, NJ 08043 ATTN: DONNA SHORT CORPORATE SECRETARY TRENTON WATER WORKS PO BOX 528 TRENTON, NJ 08604

AQUA WATER COMPANY 2875 ERIAL ROAD ERIAL, NJ 08081 ATTN JAMES BARBATO RCN CORPORATION

MERCER COUNTY PLANNING BOARD 640 SOUTH BROAD STREET PO BOX 8068 TRENTON, NJ 08650-8068

SUN PIPE LINE, LP ATTN R-O-W DEPT. 1801 MARKET STREET 26TH FLOOR PHILADEPHIA, PA 19103

105 CARNEGIE CENTER PRINCETON, NJ 08540

ELIZABETHTOWN GAS COMPANY ONE ELIZABETHTOWN PLAZA THIRD FLOOR EAST CORPORATE SECRETARY TRANSCONTINENTAL GAS PIPE LINE CORPORATION 2800 POST OAK BOULEVARD HOUSTON, TX 77056

COMMISSIONER 1035 PARKWAY AVENUE CN 600 TRENTON, NJ 08625

SUNCO PIPE LINE L.P. RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN ROAD SINKING SPRING, PA 19608

NJ DEPARTMENT OF TRANSPORTATION

CORPORATE SECRETERY 540 BROAD STREET NEWARK, NJ 07101 GENERAL MANAGER COMCAST CABLEVISION 940 PROSPECT STREET TRENTON, NJ 08618 CORPORATE SECRETARY AT&T 1 AT&T WAY BEDMINSTER, NJ 07921

CORPORATE SECRETARY

300 MADISON AVENUE

JERSEY CENTRAL POWER AND LIGHT

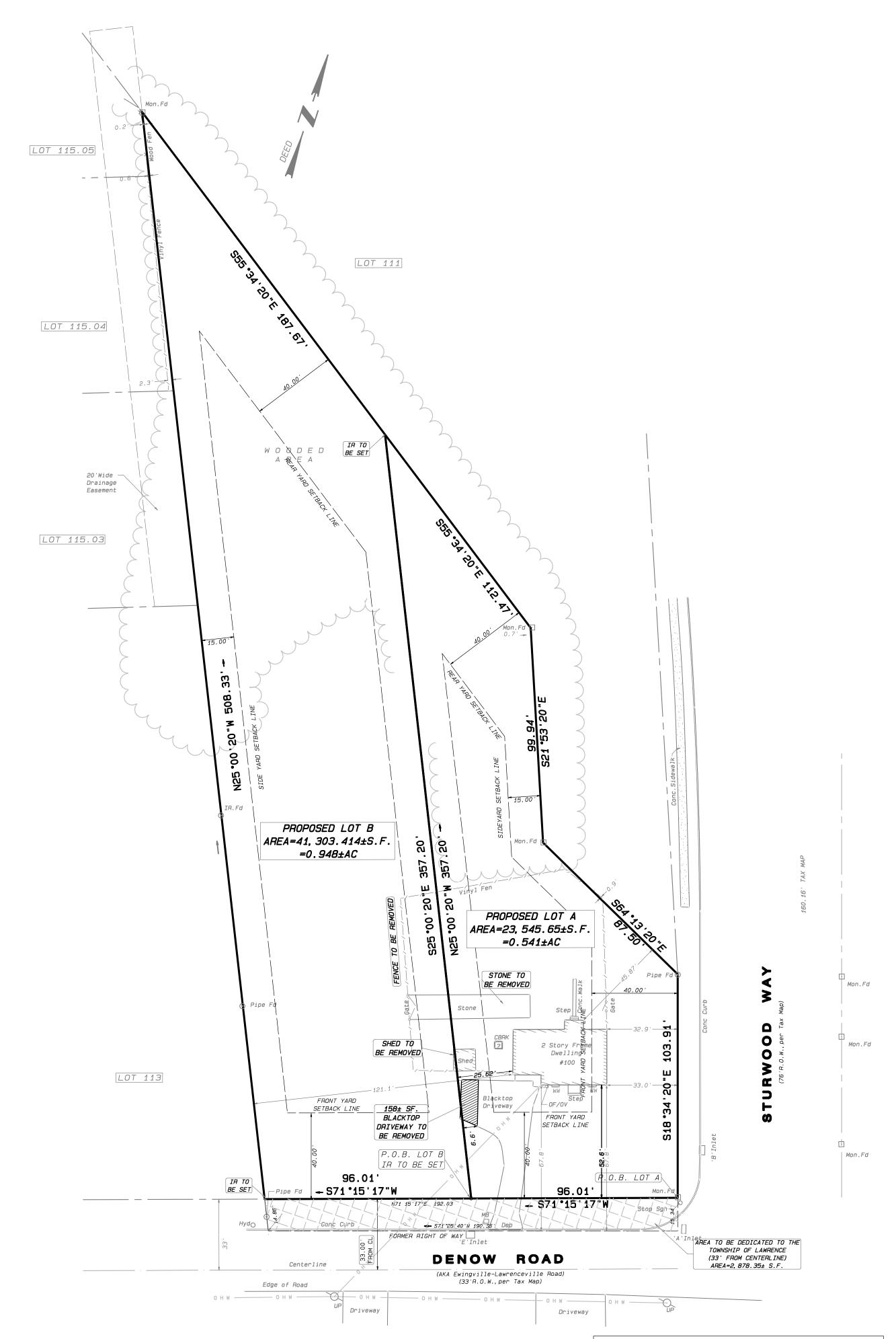
## VARIANCES REQUESTED LOT A AND LOT B

1. Proposed Frontage (Denow Road)

#### ZONING SCHEDULE: (R-2 DISTRICT STANDARDS) #100 DENOW ROAD

DESCRIPTIONS	REQUIRED	EXISTING LOT 112 #100 DENOW	PROPOSED LOT A #100 DENOW	PROPOSED LOT B
PRINCIPAL BUILDING				
Minimum Lot Area	22, 500 SF	67, 727.41 SF	23, 545.65 SF	41, 303.41 SF
Minimum Lot Frontage	100 ft	190.36 ft.(DENOW) 119.25 ft.(STURWOOD)	96.01 ft.(DENOW) (v) 103.91 ft.(STURWOOD)	96.01 ft. (v)
Minimum Side Yard (EACH)	15 ft	121.1 ft./45.87 ft	25.62 ft./45.87 ft	N/A
Minimum Front Yard	40 ft.	67.8 ft.(DENOW) 33.9 ft(STURWOOD)(ex)	52.6 ft.(DENOW) 33.9 ft(STURWOOD)(ex)	N/A
Minimum Rear Yard	40 ft	194.50 ft	194.50 ft	N/A
Maximum Impervious Surface Coverage	. 35	0.05	0.09	N/A
Minimum Useable Yard Area	20% of ea.yard	COMPLIES	COMPLIES	N/A
Maximum Building Height	35 ft	25 ft ±	25 ft ±	N/A
Maximum square footage of living area (SFLA)	2.0 times the average SFLA of the Neighborhood context	N/A	N/A	N/A
Maximum ratio of SFLA to lot area	2.0 times the average ratio of SFLA to lot area for the Neighborhood context	N/A	N/A	N/A

(v) - INDICATES VARIANCE REQUIRED (ex) - INDICATES EXISTING NON-CONFORMITY



**WAIVERS REQUESTED** 

4. Landscape Plan

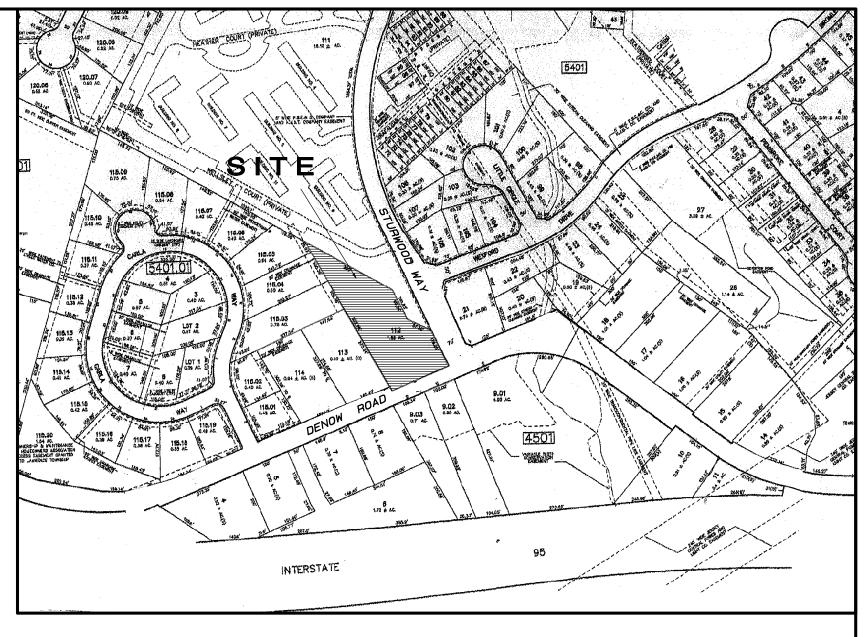
1. Wetlands Delineation and Report

Community Impact Statement

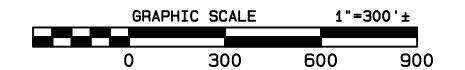
5. Utility Infrastructure Plan

2. Stormwater Management & Soil Testing, Topography

3. Architectural Plans, Enviormental Impact Statement



# LOCATION MAP



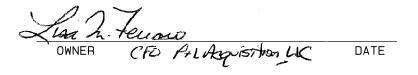
#### APPROVED BY LAWRENCE TOWNSHIP **ZONING BOARD OF ADJUSTMENT**

CHAIRPERSON	DATE
SECRETARY	DATE
ADMINISTRATIVE OFFICER	DATE
MUNICIPAL ENGINEER	DATE

## OWNER/APPLICANT

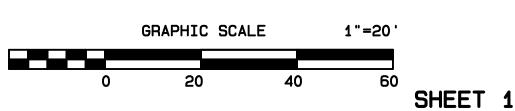
PROPERTY AND LAND ACQUISITION LLC 87 HEALTH COURT PENNINGTON, NJ 08534

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN



## MINOR SUBDIVISION GENERAL NOTES:

- 1. Property corner pins shall be set, if accessible, and field verified by the Engineering Department. Bonding may be submitted in lieu of setting of corner pins to allow final approval and stamping of the plan.
- 2. No new construction is being proposed under this application.



TRENTON ENGINEERING CO., INC. PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS ESTABLISHED 1907 2193 SPRUCE STREET TRENTON , N.J. 08638 TEL. NO. 609-882-0616 FAX. NO. 609-882-6004 CRAIG W. STRATTON N.J.PROFESSIONAL LAND SURVEYOR No. 43355 9-16-25 REVISE OWNER NAME REVISIONS

MINOR SUBDIVISION #100 Denow Road PROPERTY AND LAND

ACQUISITION LLC TOWNSHIP OF LAWRENCE

DRAWN BY: BDS SCALE 1"=30' MERCER CO., NEW JERSEY FILE 109-16

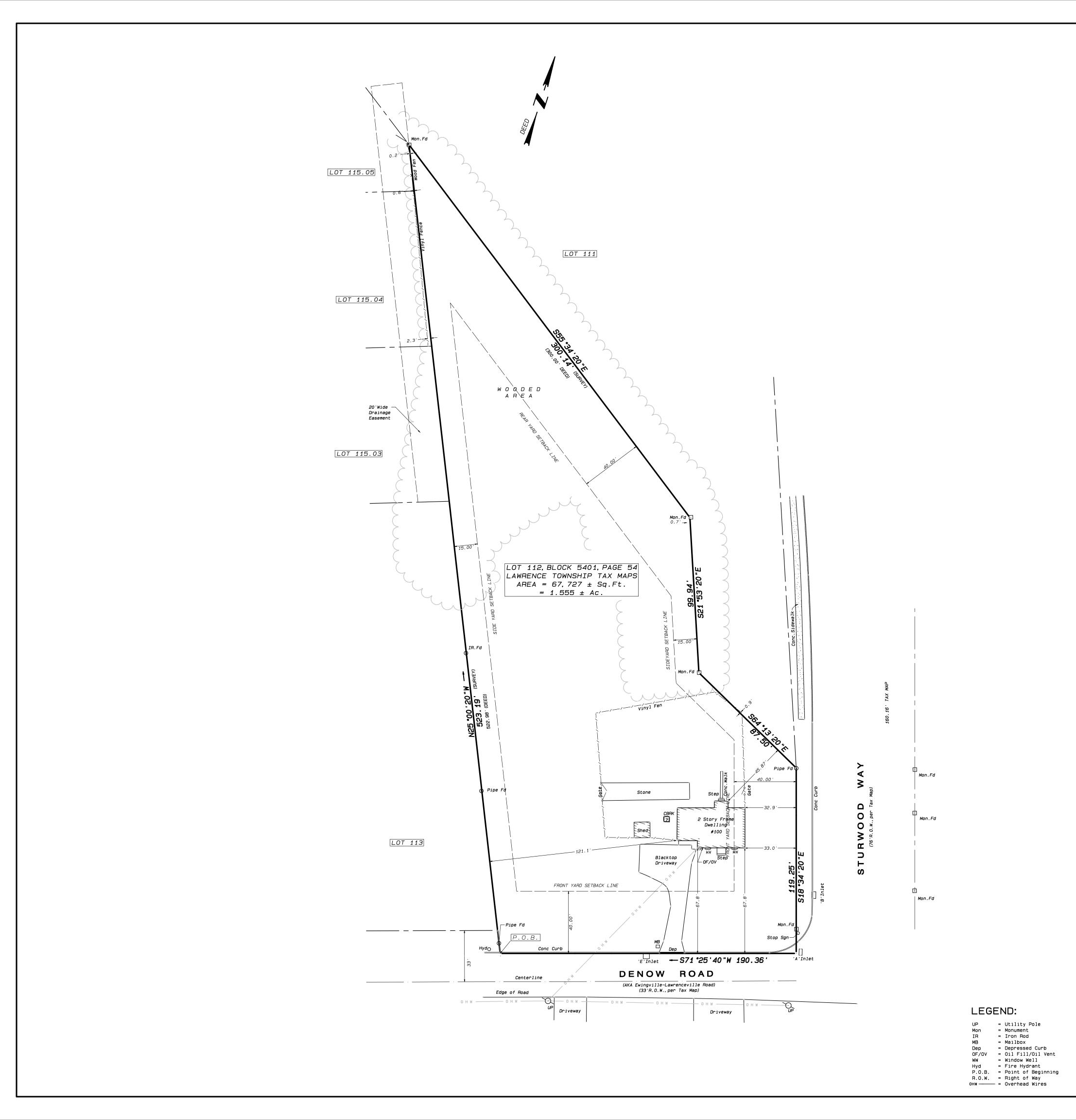
TAX MAP DATA

LOT BLOCK PAGE

112 | 5401 | 54

DATE 7/2/24

INV. 44912

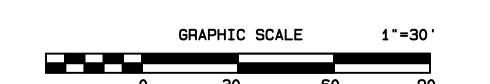


## NOTES:

- 1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
- 2. PROPERTY CORNERS FOUND, OR SET, AS SHOWN.
- 3. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE
- 4. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES, FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
- 5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. TITLE SEARCH NOT PROVIDED.
- 6. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOODPLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
- 7. HORIZONTAL DATUM: DEED BOOK VOLUME 6542, PAGE 42.

## REFERENCE PLANS:

- 1. "PLAN OF SURVEY OF LOT 112, BLOCK 5401 IN THE TOWNSHIP OF LAWRENCE PREPARED BY APEX SURVEYS, DATED NOV.2, 2023, PROJ #23-633.
- 2. "PLAN OF PROPOSED MINOR SUBDIVISION OF LOT 12. BLOCK 15"PREPARED BY TRENTON ENGINEERING CO., INC., DATED OCT. 14, 1982, LAST REVISED NOV. 21, 1984, FILE #88-46.



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DRAWN BY: BDS

SCALE 1"=30'

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N.J. PROFESSIONAL LAND SURVEYOR 9-16-25 REVISE OWNER NAME Date Description REVISIONS

PLAN OF SURVEY #100 Denow Road PROPERTY AND LAND ACQUISITION LLC

TOWNSHIP OF LAWRENCE MERCER CO., NEW JERSEY FILE 109-16