

Applicant: Property & Land Acquisition LLC. (100 Denow Road)

Appl. No.: S-2/25

## REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	10/7/25	10/16/25			
b. Professional Planner	10/7/25				
c. Traffic Consultant					
d. Construction Official	10/7/25	10/9/25			
e. Shade Tree Advisory Comm.	10/7/25				
f. Health Officer	10/7/25	10/9/25			
g. Tax Collector	10/7/25	10/7/25			
h. Public Safety	10/7/25	11/3/25			
i. Environ. Res. Committee	10/7/25				
j. Mercer County Planning Bd.					
k. Ewing-Law. Sewer Auth.					
l. _____ Water Co.					
m. D & R Canal Commission					
n. U.S. Post Office					
o. NJDOT					
p. PSE&G Co.					
q. Board of Education					
r. Historic Preserv. Comm.					
s. NJDEPE/Wetlands					
t. NJDEPE/Stream Encroach.					
u. _____					
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Minor Subdivision w/ Bulk Variance Application No. S-2/25  
**Property & Land Acquisition LLC.**, 100 Denow Rd.  
Tax Map Page 54, Block 5401, Lot 112

DATE: October 16, 2025

**General:**

The applicant has requested minor subdivision approval for Block 5401, Lot 112 located on the western side of the intersection of Denow Road and Sturwood Way. The existing residence at 100 Denow Road will be retained and one (1) new building lot will be created. Public utilities are available. No construction is planned at this time.

**Detailed Report:**

1. A Township road opening permit will be required for connection to utilities. This requirement shall be noted in the subdivision deed.
2. The plan shall note impervious surface coverage for the new lot is limited to ¼ acre per §522.F.11 per the Lawrence Township Land Use Ordinance. This restriction shall be included as a restriction in the new deed. If future development will exceed this coverage, the project will be considered "major" for stormwater management regulations. Note that this office must witness all stormwater infiltration testing.
3. The applicant shall clarify how electric service will be provided. Typically, electric service is installed underground on new dwelling units, not via overhead wires.
4. There is existing sidewalk along Sturwood Way that ends near this property. Along Denow Road, sidewalk ends at the Lawrence Hollow development. We recommend this applicant install sidewalk along both frontages of both lots. It will advance neighborhood connectivity and the sidewalk network in the area.
5. Upon development of the property, additional engineering and planning consultant review will be required. If it is developed as a single-family dwelling as shown, review will be administrative. The plot plan shall comply with Engineering Department requirements.
6. All property corner markers shall be set and inspected prior to signing new lot deeds. A deed of dedication will be required for the right-of-way area.
7. We will defer to the Planning Consultant regarding whether additional street trees are recommended.
8. The lot numbers will be assigned as follows:
  - Lot 112.01 – 100 Denow Road (existing dwelling)
  - Lot 112.02 – 102 Denow Road (new building lot)
9. Other permits/approvals:
  - a. Mercer County Planning Board
  - b. Ewing Lawrence Sewerage Authority – availability of service
  - c. Aqua Water Company – availability of service

JFP/jrl


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**Documents Reviewed:**

- Application No. S-2/25 and Supporting Documents
- Minor Subdivision Plans, dated July 2, 2024
- Plan of Survey, dated July 2, 2024

**TOWNSHIP OF LAWRENCE**  
**Division of Planning and Redevelopment**

TO: Brenda Kraemer, Assistant Municipal Engineer  
Elizabeth McManus, Planning Consultant  
Edwin W. Schmierer, Planning Board Attorney  
✓ James DeForte, Construction Official  
Edward Tencza, Public Safety Coordinating Committee  
Environmental Resources Committee  
Shade Tree Advisory Committee  
Keith Levine, Health Officer

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Subdivision w/ Bulk Variance Application No. S-2/25  
Property & Land Acquisition LLC., 100 Denow Rd.  
Tax Map Page 54, Block 5401, Lot 112

DATE: October 6, 2025

Attached are the documents listed below with regard to the referenced site plan application:

- Application No. S-2/25 and Supporting Documents
- Minor Subdivision Plans, dated July 2, 2024
- Plan of Survey, dated July 2, 2024

This application is scheduled for review by the Planning Board at the meeting to be held Monday, December 1, 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than November 21, 2025**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRL

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Attachments

*Plby Comments 10/8/25 JQ.*  
*No Fire Comments 10/09/2025 SM*  
*No Building Comments 10-9-25 AAC*  
*No ~~Electric~~ Comments 10-9-2025 JJ*

RECEIVED

OCT - 8 2025

LAWRENCE TOWNSHIP  
CONSTRUCTION DEPARTMENT

# LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: October 9, 2025

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

From: Keith Levine

## REVIEW FOR:

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Food Establishment
<input type="checkbox"/> Certificate of Occupancy	<input type="checkbox"/> Sewage Disposal System
<input checked="" type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> Individual Water Supply
<input type="checkbox"/> Zoning Board	<input type="checkbox"/> Commercial Property
<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> <b>Other: <u>Minor Subdivision</u></b>
	<b><u>SP2/25</u></b>

PROJECT NAME: Property and Land Acquisition LLC

LOCATION: 100 Denow Rd. Lawrence wp., NJ 08648

BLOCK: 5401 LOT # 112 PR# NA

OWNER: Property and Land Acquisition LLC Phone: \_\_\_\_\_

ENGINEER/ARCHITECT: Trenton Engineering Co., Inc

ADDRESS: 2193 Spruce St.  
Trenton NJ 08638 PHONE: 609-882-0616

☐ APPROVAL ☒ **DISAPPROVAL** ☐ APPROVAL WITH CONDITIONS

## COMMENTS:

Proposal to subdivide an existing lot with one dwelling (to remain) into two lots.  
Tax Assessor records indicate the existing dwelling is served by a private potable well.  
Show location of existing potable well on plans. Setbacks shall be as required per NJAC7:9D-2.7(b).  
Show the location of the existing sanitary sewer line on plans.  
Will the existing dwelling, which is to remain, be connected to public water?  
If so the existing well shall be properly sealed as per NJAC 7:9D.  
Provide approvals or will serve letters from NJ Aqua, ELSA and gas company as appropriate.  
Applicant must comply with 1/16/2024 ELSA sewer ban requirements.

  
\_\_\_\_\_  
John R. Sullivan, REHS

  
\_\_\_\_\_  
Keith Levine, Health Officer

Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: Susan McCloskey, Tax Collector  
FROM: *g* Jennifer Lech, Account Clerk  
SUBJECT: Verification of Current Tax and Sewer Payment Status  
DATE: October 7, 2025

Please update the status of taxes and sewer payments with regard to the following application:

Application No(s):	S-2/25
Application Name:	<b>Property &amp; Land Acquisition, LLC.</b>
Street Address:	100 Denow Road
Tax Map Page(s):	54
Block:	5401
Lot(s):	112

Thank you for your anticipated assistance and response.

JRL  
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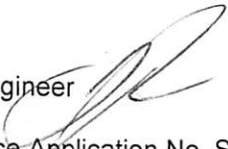
*Taxes and sewer are  
current as of 10/7/2025*

*[Signature]*  
*Tax Collector*



**TOWNSHIP OF LAWRENCE**  
**Division of Planning and Redevelopment**

TO: Brenda Kraemer, Assistant Municipal Engineer  
Elizabeth McManus, Planning Consultant  
Edwin W. Schmierer, Planning Board Attorney  
James DeForte, Construction Official  
✓ Edward Tencza, Public Safety Coordinating Committee  
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FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Subdivision w/ Bulk Variance Application No. S-2/25  
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JRL

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Attachments

*No Comments*  
  
11/3/2025

