

Township of Lawrence  
Mercer County, NJ  
Department of Community Development

**Land Use Application Master Checklist**

**Name of Applicant:** RPM Development LLC

**Block No.** 2001      **Lot No(s)** 3, 60-66 & 68      **Application No(s)** \_\_\_\_\_

- |  |                       |
|--|-----------------------|
| <b>Required for all applications:</b>  | <b>Complete form:</b> |
| <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)              | Form B-1  |
| <input type="checkbox"/> Bulk Variance (signage)                        | Form B-2  |
| <input type="checkbox"/> Bulk Variance (homeowner)                      | Form B-3  |
| <input 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 checked="" type="checkbox"/> Subdivision, Preliminary Major      | N/A       |
| <input checked="" type="checkbox"/> Subdivision, Final Major            | N/A       |
| <input checked="" type="checkbox"/> Use Variance                        | Form U-1  |
| <input type="checkbox"/> Other (specify)                                | N/A       |

**List all accompanying material:**

<u>Description</u>	<u>Number Submitted</u>
<u>See attached cover letter for a list of all accompanying material.</u>	
_____	
_____	
_____	

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

Thomas J. Muller, PE PP - Dynamic Engineering Consultants, PC  
1904 Main Street, Lake Como, NJ 07719

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John Inglese - Inglese Architecture & Engineering  
632 Pompton Avenue, Cedar Grove, NJ 07009

Township of Lawrence  
Mercer County, NJ  
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General Information

**1. Applicant:**

Name RPM Development Phone 215.688.0432  
Address 77 Park Street Fax \_\_\_\_\_  
Montclair, NJ 07042 Email kkavanaugh@rpmdev.com

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

Name Lawrence Shopping Center Associates, LLC Phone \_\_\_\_\_  
Address 112 West 34th St. #2106 Fax \_\_\_\_\_  
New York, NY 10120 Email \_\_\_\_\_

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

Name Ryan P. Kennedy, Esq. Phone 609.243.6424  
Address Stevens & Lee, PC Fax 610.371.7914  
100 Lenox Drive, Suite 200 Email rpke@stevenslee.com  
Lawrenceville, NJ 08648

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

Name Thomas J. Muller, PE, PP Phone 732.974.0198  
Address Dynamic Engineering Consultants, PC Fax 732.974.3521  
1904 Main Street Email tmuller@dynamiccec.com  
Lake Como, NJ 07719

**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.**

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

**6. Location of Land:**

Lot No(s) 3, 60-66 & 68 Block(s) 2001 Tax Map Pg(s) 20.01  
Street(s) 2495 Brunswick Pike (ALT Route 1)

**7. Zoning designation of parcel (see Zoning Map):** HC Zone & R-4 Zone

**8. Name of proposed development:** Proposed Residential Development

Township of Lawrence  
Mercer County, NJ  
Department of Community Development

*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>	HC Zone		R-4 Zone							
Lot Area	40,000	SF	60,000	SF	N/A	SF	170,590	SF	N/A	SF
Lot Frontage	200	FT	150	FT	N/A	FT	720	FT	N/A	FT
Lot Width	200	FT	N/S	FT	N/A	FT	716.3	FT	N/A	FT
Lot Depth	175	FT	N/S	FT	N/A	FT	243.8	FT	N/A	FT
Parking Spaces	140.9				N/A		79		61.9	
Floodplain Buffer (if applicable)										
Total Impervious Coverage	70	%	50	%	N/A	%	44.1	%	N/A	%
<b>PRINCIPAL BUILDING</b>										
Front Yard setback	25	FT	50	FT	N/A	FT	25.5	FT	N/A	FT
Left Side Yard setback	25	FT	40	FT	N/A	FT	9.6	FT	15.4	FT
Right Side Yard setback	25	FT	40	FT	N/A	FT	9.6	FT	15.4	FT
Rear Yard setback	60	FT	50	FT	N/A	FT	35.6	FT	24.4	FT
Floor Area Ratio	0.25		N/S		N/A		0.51		0.26	
Building Height	35	FT	35	FT	N/A	FT	39.8	FT	4.8	FT
<b>ACCESSORY BUILDING</b>										
Side Yard setback	N/A	FT	N/A	FT	N/A	FT	N/A	FT	N/A	FT
Rear Yard setback	N/A	FT	N/A	FT	N/A	FT	N/A	FT	N/A	FT
Dist. to Other Building	N/A	FT	N/A	FT	N/A	FT	N/A	FT	N/A	FT

(1) Complete this column with a Use Variance application only

Mark any pre-existing variance with an “\*”.

Township of Lawrence  
Mercer County, NJ  
Department of Community Development

**Use Variance**

Request is hereby made for permission to use, erect, alter, or convert a townhouse, quadraplex & apartment complex  
contrary to the requirements of § 407.D.3 & 420.B of the Land Use Ordinance, or  
for other relief as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Apartment & Townhouse (AT) Residential District

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

Office Buildings, Retail Stores & Shopping Center

3. Describe the type and use of the structures located on the properties surrounding the subject  
property: Church, apartment buildings, retail uses, single-family detached dwellings

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. \_\_\_\_\_

Previous application for existing shopping center located onsite

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

Township of Lawrence  
Mercer County, N.J.  
Department of Community Development

**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 \_\_\_\_\_  
RPM Development LLC  
(Print or type name)

Date 4-28-20

**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 \_\_\_\_\_  
Lawrence Shopping Center Associates, LLC  
(Print or type name) Joseph J. Jemal

Date 4/28/2020

**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 \_\_\_\_\_  
RPM Development LLC  
(Print or type name)

Date 4-28-20

**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 \_\_\_\_\_  
Lawrence Shopping Center Associates, LLC  
(Print or type name) Joseph J. Jemal

Date 4/28/2020