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

Name of Applicant: Xin Yu Wang a/k/a Sandy Wang

		Required for all applications:	Complete form:
()	General Information	Form G-1
()	Certifications	Form C-1
()	Taxpayer Identification number & certification	IRS form W-9
		Type of approval sought (check all as appropriate):	
()	Appeal from decision of Administrative Officer	Form A-1
()	Bulk Variance (parcel)	Form B-1
()	Bulk Variance (signage)	Form B-2
()	Bulk Variance (homeowner)	Form B-3
()	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
()	()	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:	

<u>Description</u> <u>Number Submitted</u>

Minor Subdivision Plan dated November 10, 2018 by Grybowski Group, LLC Architectural elevations, floor plans, and general concept picture by David J. Barici, R.A. Lawrence Township Land Use Application Forms G-1, C-1, W-9, and B-1

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

Zenon T. Grybowski, Professional Planner and Land Surveyor David J. Barici, Architect

Application No. $\frac{5 - 1/1}{7}$

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

1.	Applicar	nt:			
	Name	Xin Yu Wang a/k/a Sandy Wang	Phone 609-529-8133		
	Address	92 Hughes Avenue	Fax		
		Lawrenceville, NJ 08648	Email		
2.	Owner o	f land (as shown on current tax records):			
	90 Coolid c/o Sand 92 Hughe Lawrence 609-529- Lot 27.01 94 Coolid c/o Sand 92 Hughe	es Avenue eville, NJ 08648 8133 is owned by: lge Avenue, LLC y Wang es Avenue eville, NJ 08648			
3.	Attorney	(where applicable):			
	Name	Gary R. Backinoff, Esq., Kenny Chase & Costa	Phone 609-844-0488		
	Address	34 Franklin Corner Road	Email grb@backinoff.com		
		Lawrenceville, NJ 08648			
4.	Enginee	r (where applicable):			
	Name	Zenon T. Grybowski, Grybowski Group	Phone 609-512-1643		
	Address	8 Eric Court	Fax 609-512-1644		
		Lawrenceville, NJ 08648	Email grybowskigroup@comcast.net		
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.				
	Applicant is an individual and the limited liability companies which own the properties are owned by				
	Wailoong	Wang.			
6.	Location	of Land:			
	Lot No(s) 23.01 and 27.01 Block(s) 2007 Tax Map pg(s)				
	Street(s)	94 Coolidge Avenue north side of Coolidge Avenue	nue where it intersects with Foch Ave.		
7.	Zoning d	esignation of parcel (see Zoning Map): Res	sidential 4		
8.	Name of	proposed development:			

8.

Application No. 5-1/17

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 Sandy Wang Date 11/16/20/8
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 Wailoong Wang Word Date 11/23/2018
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 Sandy Wang Date 11/16/2018
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 Wailoong Wang Wong Date 11/23/23/8

Application No. $\frac{5-1}{17}$

Township of Lawrence Mercer County NJ Department of Community Development Bulk Variance (Homeowner)

(Attach additional pages as necessary)

A	contrary to the requirements of §of the Land Use
Ordii	nance, or for other relief as follows:
	ne applicant seeks to subdivide two existing lots and create three new lots. There is an existing home on rner lot 27 (new lot 27.01) which may require a rear, and/or front yard variance.
	Ther lot 27 (new lot 27.01) which may require a real, allotor front yard variance.
1.	Is the property a corner lot? Proposed Lot 27.01 is a corner lot.
2.	Is public sewer available to property? <u>yes</u> Public Water? <u>yes</u>
3. or th or ur or	Explain the EXCEPTIONAL conditions or circumstances uniquely affecting the property involved a structures existing on the property which would cause peculiar and exceptional practical difficulties due hardship and which do not apply generally to other properties in the same zone or neighborhood
devia woul	Explain how the purposes of the municipal land use law would be advanced by the proposed ation(s) from the zoning ordinance requirements and how the benefits of the proposed deviation(s) does advanced by the benefits of the proposed deviation(s) would substantially outweigh any
	ment: Duranta proporty gurrantly has a home on a substandard payed "readyray". Applicant proposes to create three lots sub
	Owner's property currently has a home on a <u>substandard paved "roadway". Applicant proposes to create three lots s</u> ub- conforning with Lawrence Township Ordinance and NJ site improvement standards. Improvements shall include but no
	imited to construction of two new homes and two loats, repairs to existing home, and improvement to Coolidge Avenue
	inflied to construction of two flew flories and two loars, repairs to existing florie, and improvement to coolinge Avenue
4.	State how the proposed variance(s) can be granted without substantial detriment to the public
good	The proposed improvements shall enhance the neighborhood, including the roadway, and there will be
	no substantial detriment to purposes of the Ordinance, Municipal Land Use Law, or neighborhood.
5.	State how the proposed variance(s) will not substantially impair the intent and purpose of the zone
plan	and zoning ordinance:
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(continued next page)

Application No. $\frac{5 - 1/17}{17}$

Township of Lawrence Mercer County NJ Department of Community Development Bulk Variance (Homeowner)

(Attach additional pages as necessary)

6. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce	
the extent of the variance or eliminate the necessity for the variance.	
The lots are in compliance or substantial compliance with zoning requirements. No need to acquire additi	onal
land. There is a pre-existing rear/front yard set back deficiency regarding existing home.	
7. Has there been any previous appeal, request, or application to this or any other Township Boards or	
the Building Inspector involving these premises? Yes Yes To the best of applicant's knowledge, this property has not been subject to prior review by the Township Board.	
If Yes, state the nature, date, application no. and disposition of said matter.	

Application No. $\frac{5-11}{7}$

Township of Lawrence Mercer County NJ Department of Community Development Contribution Disclosure Statement

STATE OF NEW JERSEY)	
)	SS
COUNTY OF MERCER)	

Xin Yu Wang a/k/a Sandy Wang, being duly sworn according to law upon her oath, depose and say: I, Xin Yu Wang a/k/a Sandy Wang, the applicant making an application in reference to a property identified as Block 2007, Lots 23.01 and 27.01, am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.

Xin Yu Wang alka Sandy Wang

Sworn to and Subscribed before

me this <u>//</u>day of November, 2018

(Notary-Public)
(sing M. helmb()
Aftern At Ler

5-1/17

Township of Lawrence Mercer County NJ Department of Community Development

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
	No Donations	
·		

Provide additional pages as necessary

Application No. 5-117

Township of Lawrence Mercer County NJ Department of Community Development Contribution Disclosure Statement

STATE OF NEW JERSEY)	SS
COUNTY OF MERCER)	

Wailoong Wang, being duly sworn according to law upon (his, her, their) oath, depose and say: I, Wailoong Wang, the owner of 94 Coolidge Avenue, LLC and 90 Coolidge Avenue, LLC, the owner making an application in reference to a property identified as Block 2007, Lots 23.01 and 27.01, am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filling of this application.

I further understand that continuing disclosure is required for such contributions made following the filling of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.

Sworn to and Subscribed before

Notory for M' Waiting Wong

me this 23 day of November, 2018

Notary Public

SAID RHOULIMI
Notary Public
State of New Jersey
Typices Feb 1

State of New Jersey Lty Commission Expires Feb 10, 2019

Township of Lawrence Mercer County NJ Department of Community Development

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
	No Donations	
		
		

Provide additional pages as necessary