

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: |
| <input type="checkbox"/> | General Information | Form G-1 |
| <input type="checkbox"/> | Certifications | Form C-1 |
| <input 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 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"/> | 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 type="checkbox"/> | Site Plan, Preliminary Major | N/A |
| <input type="checkbox"/> | Site Plan, Final Major | N/A |
| <input checked="" type="checkbox"/> | Subdivision, Minor | N/A |
| <input type="checkbox"/> | Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> | Subdivision, Final Major | N/A |
| <input 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>
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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

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

1. Applicant:

Name Xin Yu Wang a/k/a Sandy Wang Phone 609-529-8133
Address 92 Hughes Avenue Fax _____
Lawrenceville, NJ 08648 Email _____

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

Lot 23.01 is owned by:
90 Coolidge Avenue, LLC
c/o Sandy Wang
92 Hughes Avenue
Lawrenceville, NJ 08648
609-529-8133

Lot 27.01 is owned by:
94 Coolidge Avenue, LLC
c/o Sandy Wang
92 Hughes Avenue
Lawrenceville, NJ 08648
609-529-8133

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. Engineer (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 where it intersects with Foch Ave.

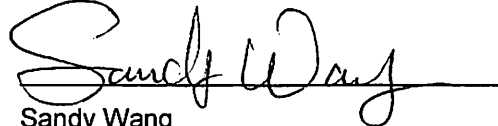
7. Zoning designation of parcel (see Zoning Map): Residential 4

8. Name of proposed development: _____

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

Certification of applicant:

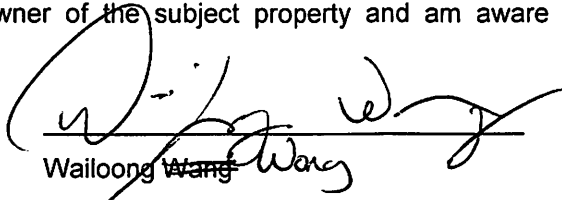
I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature  Date 11/16/2018
Sandy Wang

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 11/23/2018
Wailoong Wang

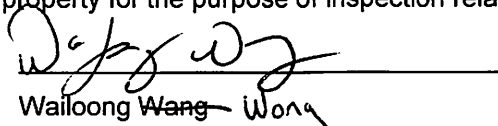
Acceptance of reasonable review & inspection costs:

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 11/16/2018
Sandy Wang

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 11/23/2018
Wailoong Wang

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

(Attach additional pages as necessary)

Request is hereby made for permission to erect, alter or convert a _____
_____ contrary to the requirements of § _____ of the Land Use
Ordinance, or for other relief as follows:

The applicant seeks to subdivide two existing lots and create three new lots. There is an existing home on
corner lot 27 (new lot 27.01) which may require a rear, and/or 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? yes Public Water? yes

3. Explain the **EXCEPTIONAL** conditions or circumstances uniquely affecting the property involved
or the structures existing on the property which would cause peculiar and exceptional practical difficulties
or undue hardship and which do not apply generally to other properties in the same zone or neighborhood
or

Explain how the purposes of the municipal land use law would be advanced by the proposed
deviation(s) from the zoning ordinance requirements and how the benefits of the proposed deviation(s)
would be advanced by the benefits of the proposed deviation(s) would substantially outweigh any
detriment:

Owner's property currently has a home on a substandard paved "roadway". Applicant proposes to create three lots substantially
conforming with Lawrence Township Ordinance and NJ site improvement standards. Improvements shall include but not be

limited to construction of two new homes and two lots, repairs to existing home, and improvement to Coolidge 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:

(continued next page)

Application No. 5-1/17

**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 additional 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 XX No 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.

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