

Applicant:

James & Joan Schubin

Appl. No.:

S-1/25

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	<u>4/7/25</u>	<u>4/10/25</u>			
b. Professional Planner	<u>4/7/25</u>	<u>5/4/25</u>			
c. Traffic Consultant	<u> </u>	<u> </u>			
d. Construction Official	<u>4/7/25</u>				
e. Shade Tree Advisory Comm.	<u>4/7/25</u>				
f. Health Officer	<u>4/7/25</u>	<u>4/8/25</u>			
g. Tax Collector	<u>4/7/25</u>	<u>4/7/25</u>			
h. Public Safety	<u>4/7/25</u>	<u>5/9/25</u>			
i. Environ. Res. Committee	<u>4/7/25</u>				
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 Application No. S-1/25
James & Joan Schubin, 130 Lawrenceville-Pennington Road
Tax Map Page 60.01, Block 6001, Lot 35.01

DATE: April 10, 2025

General:

The applicant has requested minor subdivision approval for Block 6001, Lot 35.01 located on the east side of Lawrenceville-Pennington Road, south of Santana Court. The existing residence at 130 Lawrenceville-Pennington Road will be retained with an oversize lot and one (1) new building lot will be created. For the Board's information a minor subdivision was approved for a previous owner; however, the current owners did not wish to pursue the subdivision and consolidated the parcels. With the proposed application, the current owners of 130 Lawrenceville-Pennington Road will retain an oversize parcel (3.4 acres).

Detailed Report:

1. The plan shows the new lot has access to public water and sewer in Lawrenceville-Pennington Road. A Mercer County road opening permit will be required for connection. 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. Electric service shall be noted to be installed underground, not via overhead wires.
4. 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.
5. All property corner markers set and inspected prior to signing the new lot deeds. It is acceptable to record the subdivision by deed instead of by plat. The plan shall be revised if the deed option is selected.
6. Two street trees have been provided. We will defer to Mercer County regarding any additional improvements such as curbing.
7. 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-1/25 and Supporting Documents
- Legal Descriptions for Proposed Lots, dated January 30, 2025
- Site Plans, revision dated March 11, 2025



P.O. Box 236
2 East Broad Street, 2nd Floor
Hopewell, NJ 08525
609-257-6705 (v)
609-374-9939 (f)
info@kylemcmanus.com

To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP, LEED AP 

Re: Schubin
Minor Subdivision
130 Lawrenceville – Pennington Road (C.R. 546)
Block 6001, Lot 35.01
R-2A District

Date: May 4, 2025

1.0 Project & Site Description

- 1.1.** The applicant proposes minor subdivision of 130 Lawrenceville-Pennington Road (C.R. 546), Block 6001, Lot 35.01, to create two (2) lots from the one (1) existing oversized lot. The property is 3.94 acres and is in the R-2A District, which permits single-family homes on lots of 0.52 acres (22,500 s.f.).
- 1.2.** A single family home is located on Lot 35.01. The applicant proposes construction of one (1) additional single-family home on proposed Lot 35.02. Lot 35.01 is long and narrow with dimensions of approximately 780 ft. by 220 ft. Proposed lot 35.02 has a size and dimensions that are typical for the R-2A district.
- 1.3.** Wooded areas with a variety of trees are located along the northwest property line shared with Lot 37 and well as in the center of existing Lot 35.01. The Subdivision Plan does not identify trees for removal, and it appears the proposed improvements would require little disturbance of these wooded areas. The property does not have environmental constraints, such as wetlands or flood hazard area.
- 1.4.** The applicant proposes a 6 foot wide County easement consisting of 1,320 s.f. along the road frontage.

2.0 Surrounding Area Description

- 2.1.** The site is surrounded by residential lots in the R-2A district. Lots on either side along Lawrenceville-Pennington Road are similarly long; however, the majority have a lot frontage more typical for the district of approximately 100 feet.



3.0 Zoning Analysis

- 3.1. The proposed single-family home is a permitted use in the District pursuant to Section 404.B. The subdivision meets all bulk standards of the R-2A district.

R-2A District					
	Required	Existing	Proposed Lot 350.1	Proposed Lot 35.01	Relief?
Min. Lot Area	22,500 s.f.	171,727 s.f.	148,169	23,562 s.f.	No
Min. Lot Frontage	100 ft.	220 ft.	110 ft.	110 ft.	No
Min. Front Yard	40 ft.	69.7 ft.	69.7 ft.	65 ft.	No



R-2A District					
	Required	Existing	Proposed Lot 350.1	Proposed Lot 35.01	Relief?
Min. Side Yard	15 ft.	15.5 ft.	15.5 ft.	29.5 ft.	No
Min. Rear Yard	40 ft.	660.3 ft.	660.3 ft.	93.2 ft.	No
Max. Impervious Surface	.35	5.3%*	3.7%*	15.4%	No
Min. Usable Yard	20%	> 20%	> 20%	> 20%	No
Max. Building Height	35 ft.	< 35 ft.	< 35 ft.	< 35 ft.	No
Accessory Building Min. Setback	15 ft.	> 15 ft.	n/a	> 15 ft.	No

* See item 3.2

- 3.2.** The Schedule of Bulk Requirements on the Minor Subdivision Plan appears to have reversed the existing and proposed impervious cover for Lot 35.01. The applicant should address the existing and proposed figures during testimony and correct the plan as may be needed.

4.0 Comments

- 4.1.** My understanding is that Lot 35.01 was previously subdivided in a configuration that is different than currently proposed – the existing home was on the smaller lot. This history is consistent with GIS and tax record data which depicts the former configuration. This applicant now proposes to subdivide the property similar to the previous approval except that in this application the new home will be the smaller lot.
- 4.2.** Section 525.C. requires street trees on both sides of the street with spacing between 20 ft. and 40 ft., depending on the tree size. While the site has woodlands and trees proximate to the existing home, there are no street trees existing or proposed. The applicant should provide two (2) large street trees on the frontage of proposed Lot 35.01.
- 4.3.** Tree clearing on the site should be minimized as the existing woodlands contribute to the character of the street and the neighborhood. The applicant should identify trees proposed for removal and retention consistent with Section 541 of the Land Development Ordinance. A tree protection zone, consistent with Section 541.E. should be provided for those proposed to remain.
- 4.4.** Section 504, Table 5.1, requires sidewalks on both sides of the street. Notwithstanding, the Board should note Lawrenceville-Pennington Road is County Route 546. No sidewalk exists or are proposed on the property. Additionally, proximate to the site there are no sidewalks on this side of the road. Sidewalks do exist across the street.



5.0 Land Use Policy

- 5.1.** While the application does not require variance relief, the Board and applicant should note the purpose of the R-2A district, as cited in Section 404.A., is as follows:

The Residential 2A district is intended primarily for single family detached residential uses on lots of 22,500 square feet or larger, or in cluster developments on smaller lots.

6.0 Materials Reviewed

- 6.1.** Application and supporting documents
- 6.2.** Minor Subdivision Plan, 1 sheet, prepared by Consulting Engineering Services, last revised March 10, 2025

7.0 Applicant and Professionals

- 7.1.** Applicant: Joan and James Schubin, 650 Klockner Road, Hamilton, NJ 08619. Jim.schubin@gmail.com
- 7.2.** Owner: Jean Aniano and Todd Riben, 130 Lawrenceville-Pennington Road, Lawrenceville, NJ 08648.
- 7.3.** Attorney: Kristopher Berr, Esq., 21 E. Euclid Ave. Suite 100, Haddonfield, NJ 08033. kjb@delducalewis.com
- 7.4.** Surveyor: Adam Grant, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081. agrant@ces-1.com

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: April 7, 2025

To: James Parvesse, P.E., Municipal Engineer, Secretary to Planning Board

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"/>	Planning Board	<input type="checkbox"/>	Individual Water Supply
<input type="checkbox"/>	Zoning Board	<input type="checkbox"/>	Commercial Property
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

PROJECT NAME: Schubin Minor Subdivision w/ Variance S1/25

LOCATION: 130 Lawrenceville-Pennington Rd, Lawrenceville NJ 08648

BLOCK: 6001 LOT # 35.01 PR# NA

OWNER: Jean Aniano & Todd Riben Phone: Not provided

ENGINEER/ARCHITECT: Consulting Engineering Services - Adam Grant, PLS

ADDRESS: 645 Berlin-Cross Keys Rd., Ste 1
Sicklerville, NJ 08081 PHONE: 856-427-4200

☐ APPROVAL ☐ DISAPPROVAL ☒ APPROVAL WITH CONDITIONS

COMMENTS: For CES plan dated 3/11/2025, subdivision of Lot 35.01 into 35.01 - 35.02:
Provide will serve letters from water, sewer and gas service providers as appropriate.

Construction activities shall be in accordance with the Lawrence Township Noise Ordinance and NJDEP
Anti-idling regulations.

RECEIVED


APR 8 REC'D

ENGINEERING DEPT.


John R. Sullivan, REHS


Keith Levine, Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT



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

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

Application No(s):	S-1/25
Application Name:	James & Joan Schubin
Street Address:	130 Lawrenceville-Pennington Road
Tax Map Page(s):	60.01
Block:	6001
Lot(s):	35.01

Thank you for your anticipated assistance and response.

JRL
g:\engineering\tax request.doc

*Taxes & Sewer are current
as of 4/7/2025*



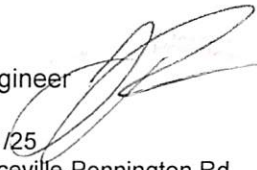
RECEIVED

APR 7 REC'D

ENGINEERING DEPT.

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 Application No. S-1/25
James & Joan Schubin 130 Lawrenceville-Pennington Rd.
Tax Map Page 60.01, Block 6001, Lot 35.01

DATE: April 7, 2025


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

- Application No. S-1/25 and Supporting Documents
- Legal Descriptions for Proposed Lots, dated January 30, 2025
- Site Plans, revision dated March 11, 2025

This application is scheduled for review by the Planning Board at the meeting to be held Monday, May 19, 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than May 9, 2025**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRL
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Attachments



No Comment
 *s/p/wrs*