

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

Required for all applications:

- (☒) General Information
 (☒) Certifications
 (☒) Taxpayer Identification number & certification

Complete form:

Form G-1
 Form C-1
 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 |
| (<input checked="" type="checkbox"/>) | 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:DescriptionNumber Submitted

CONSTRUCT SINGLE FAMILY HOME ON EXISTING LOT, LOT WAS APPROVED 2/9/200 WITH FRONT YARD SETBACK VARIANCE OF 26.2', PROPOED IS 26.3'. LOT BUILDING ENVELOPE IS WITHIN 100' OF THE 100 YR FLOODPLAIN. PROPOSED IS TO AVOID THE FLOODPLAIN AS PER THE PREVIOUS APPROVAL

3 COPIES SITE PLAN SHES 1 & 2

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

DOUGLAS C. PELIKAN, PE 1701 PENNINGTON RD, EWING, NJ 08618

(For office use only)

Date received	
Plan Review Filing Fee	
Variance review Escrow Fee	
Plan review Escrow Deposit	
Variance Escrow Deposit	
Total Fees & deposits	
Receipt No.	

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

1. Applicant:

Name SANJAY BHAYANA Phone 732-666-7963
Address 1 CHAUCER CT Fax _____
WEST WINDSOR, NJ 08550 Email BLOOMSTONE32@GMAIL.COM

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

Name SANJAY BHAYANA Phone 732-666-7963
Address 1 CHAUCER CT Fax _____
WEST WINDSOR, NJ 08550 Email BLOOMSTONE32@GMAIL.COM

3. Attorney (where applicable):

Name Erica Edwards, Esq. Phone 908-782-2700
Address Erica Edwards Law Office LLC Fax 908-782-2786
47 East Main St. Bldg-2 Email erica@edwardslawoffice LLC
Flemington, NJ - 08822 com

4. Engineer (where applicable):

Name DOUGLAS . PELIKAN, PE Phone 609-865-1596
Address 1701 PENNINGTON RD Fax _____
EWING, NJ 08618 Email DCPELIKAN@VERIZON.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.

6. Location of Land:

Lot No(s) 41.02 Block(s) 5201.09 Tax Map pg(s) _____
Street(s) 32 CANAL VIEW

7. Zoning designation of parcel (see Zoning Map): PVD-2**8. Name of proposed development:** SINGLE FAMILY HOME ON EXISTING LOT

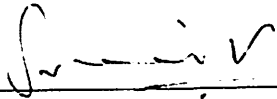
Township of Lawrence
Mercer County NJ
Department of Community Development
Certifications

Application No. _____

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

Date

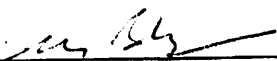
6/10/2025

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


(H.K. Investments LLC)

Date

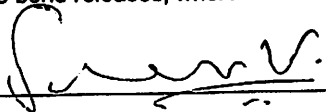
Date

6/11/25

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

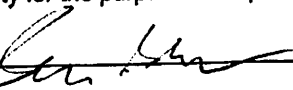
Date

6/10/2025

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


(H.K. Investments LLC)

Date

Date

6/11/25

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

Application No. _____

(Attach additional pages as necessary)

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

FRONT SETBACK, REQ 30' , PREVIOUSLY APPROVED 26.2', REQUESTING 26.3'

BUILDING WITHIN 100' OF A FLOODPLAIN

1. Is the property a corner lot? NO

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:

DEVELOPE AN EXISTING VACANT LOT - POSITIVE

4. State how the proposed variance(s) can be granted without substantial detriment to the public good. VARIANCES WERE PREVIOUSLY GRANTED IN FEB OF 2000

5. State how the proposed variance(s) will not substantially impair the intent and purpose of the zone plan and zoning ordinance:

PROPOSAL MEETS ALL VARIANCES PREVIOUSLY GRANTED

(continued next page)

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

Application No. _____

(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.

PROPOSAL DOES NOT REQUIRE ADDITIONAL ACERAGE

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 _____ NO _____ No

If Yes, state the nature, date, application no. and disposition of said matter.

(continued next page)

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

Existing and proposed property dimensions as compared to the zoning ordinance requirements:

Zoning District _____	Permitted for zone in which property is located		Existing		Proposed		Extent of variance requested
LOT DATA							
Lot Area	9000	SF	12,225	SF	12,225	SF	SF
Lot Frontage	75	FT	96.59	FT	96.59	FT	FT
Lot Width	75	FT	102.50	FT	102.50	FT	FT
Lot Depth	90	FT	110.82	FT	110.82	FT	FT
Floodplain Buffer (if applicable)	100	FT	8' APPROX0	FT	8' APX AVGO	FT	100 FT
Total Impervious Coverage	20	%	0	%	15	%	%
PRINCIPAL BUILDING							
Front Yard setback	30	FT	26.2	FT	26.3	FT	4.7 FT
Left Side Yard setback	10	FT	10	FT	35.58	FT	FT
Right Side Yard setback	10	FT	10	FT	10	FT	FT
Rear Yard setback	35	FT	35	FT	48.52	FT	FT
Building Height	35	FT	0	FT	35	FT	FT
ACCESSORY BUILDING							
Side Yard setback		FT		FT		FT	FT
Rear Yard setback		FT		FT		FT	FT
Building Height		FT		FT		FT	FT

Mark any pre-existing variance with an " * ".