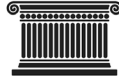


the  
**SPADACCINI**

LAW FIRM LLC



98 FRANKLIN CORNER ROAD  
LAWRENCEVILLE, NEW JERSEY 08648

Phone: (609) 912-0100

Fax: (609) 912-0400

www.spadlaw.com

Writer's email: [dino@spadlaw.com](mailto:dino@spadlaw.com)

DINO SPADACCINI \*†‡

MELISSA MARINO\*

ROBERT W. SLOMICZ\*†

\*Member of NJ Bar

† Member of Pennsylvania Bar

‡ RULE 1:40 Qualified Mediator

April 13, 2022

**DELIVERED BY UPS OVERNIGHT**

James Parvesse, P.E., C.M.E.

Municipal Engineer, Zoning Officer, and Planning Board Secretary

Township of Lawrence

P.O. Box 6006

2207 Lawrence Road

Lawrenceville, NJ 08648

<b>Applicant:</b>	<b>Tomasz Bednarski</b>
<b>Owner:</b>	<b>Robert Kamping, Jr.</b>
<b>Property:</b>	<b>11 Rolfe Avenue Block 1307, Lot 2</b>
<b>Owner:</b>	<b>Tomasz Bednarski</b>
<b>Property:</b>	<b>176 Meriline Avenue Block 1307, Lot 15</b>
<b>Application:</b>	<b>Minor Subdivision; Lot Consolidation; Bulk Variance</b>
<b>Zone:</b>	<b>Residential 4 ("R-4") Zoning District</b>

Dear Mr. Parvesse:

Please be advised that I represent the Applicant with reference to the above-mentioned application. In connection therewith, enclosed please find one (1) set of the following documents for initial submission. It is my understanding that you will request the balance of the copies after an initial review has been completed.

1. Land Use Application Master Check List;
2. General Information - Form G-1;
3. Bulk Variance (Parcel) – Form B-1;
4. Rider to Application;
5. Certifications - Form C-1;
6. Contribution Disclosure Statement for Attorney, Dino Spadaccini, Esq.;
7. Contribution Disclosure Statement for Engineer, Trenton Engineering Co., Inc.;
8. Contribution Disclosure Statement for Owner, Robert Kamping, Jr.;
9. Contribution Disclosure Statement for Applicant and Owner, Tomasz Bednarski;

*the*  
**SPADACCINI**  
LAW FIRM LLC

James Parvesse, P.E., C.M.E.  
April 13, 2022  
Page 2

10. Plan entitled "Minor Subdivision and Lot Consolidation" dated November 1, 2021 prepared by Craig W. Stratton, P.L.S. of Trenton Engineering Co., Inc. and consisting of one (1) sheet.

Electronic copies of all of the above application materials may also be found on the enclosed disc.

I am also enclosing the Property Owners List Request Form and a check of this firm in the amount of \$10.00, which represents the fee in connection therewith. Also enclosed please find a copy of the applicant's W-9 form. The W-9 is not included in any electronic submissions.

Please provide both application and escrow fees after you have reviewed the package for additional submission. Should you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,  
**THE SPADACCINI LAW FIRM, LLC**

By:   
DINO SPADACCINI

DS/oms

Enc.

cc: (via email only)  
Tomasz Bednarski  
Trenton Engineering Co., Inc.

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

**Land Use Application Master Checklist**

**Name of Applicant:** Tomasz Bednarski

**Block No.** 1307 **Lot No(s)** 2, 15

- |                                     |                                                            |                       |
|-------------------------------------|------------------------------------------------------------|-----------------------|
|                                     | <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          |
|                                     | <b>Type of approval sought (check all as appropriate):</b> |                       |
| <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 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>
Plan entitled "Minor Subdivision and Lot Consolidation"	1

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

Craig W. Stratton, Trenton Engineering Co., Inc., 2193 Spruce Street, Trenton, NJ 08638

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

General Information

**1. Applicant:**

Name Tomasz Bednarski Phone 609-424-8228  
Address 176 Meriline Avenue Fax \_\_\_\_\_  
Lawrenceville, NJ 08648 Email tdondas@outlook.com

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

Name Robert Kampling, Jr. Phone 609-882-6129  
Address 11 Rolfe Avenue Fax \_\_\_\_\_  
Lawrenceville, NJ 08648 Email \_\_\_\_\_

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

Name Dino Spadaccini, Esq. Phone 609-912-0100  
Address 98 Franklin Corner Road Fax 609-912-0400  
Lawrenceville, NJ 08648 Email dino@spadlaw.com

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

Name Trenton Engineering Co., Inc. Phone 609-882-0616  
Address 2193 Spruce Street Fax 609-882-6004  
Trenton, NJ 08638 Email trentonengineering@gmail.com

**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) 2, 15 Block(s) 1307 Tax Map Pg(s) \_\_\_\_\_  
Street(s) 176 Meriline Avenue  
11 Rolfe Avenue

**7. Zoning designation of parcel (see Zoning Map):** R-4 Zoning District

**8. Name of proposed 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>					
Lot Area	SF	SF	SF	SF	SF
Lot Frontage	FT	FT	FT	FT	FT
Lot Width	FT	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	%	%	%	%	%
<b>PRINCIPAL BUILDING</b>					
Front Yard setback	FT	FT	FT	FT	FT
Left Side Yard setback	FT	FT	FT	FT	FT
Right Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Floor Area Ratio					
Building Height	FT	FT	FT	FT	FT
<b>ACCESSORY BUILDING</b>					
Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Dist. to Other Building	FT	FT	FT	FT	FT

**SEE PLANS AND  
 RIDER TO  
 APPLICATION**

**SEE PLANS AND  
 RIDER TO  
 APPLICATION**

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

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

**RIDER TO APPLICATION**

**of**

**TOMASZ BEDNARSKI**

**Applicant:** Tomasz Bednarski

**Owner:** Robert Kamping, Jr.  
**Property:** 11 Rolfe Avenue  
Block 1307, Lot 2

**Owner:** Tomasz Bednarski  
**Property:** 176 Meriline Avenue  
Block 1307, Lot 15

**Application:** Minor Subdivision; Lot Consolidation; Bulk Variance  
**Zone:** Residential 4 ("R-4") Zoning District

The applicant, Tomasz Bednarski (the "Applicant"), is filing this application with the Lawrence Township Planning Board for minor subdivision and lot consolidation, bulk variance approval, as well as waiver relief, if any, in connection with the following properties:

11 Rolfe Avenue, known and designated as Block 1307, Lot 2 on the tax maps of the Township of Lawrence, Mercer County, New Jersey (the "Kamping parcel"); and  
176 Meriline Avenue, known and designated as Block 1307, Lot 15 (the "Bednarski parcel").

Both parcels are located in the Residential 4 ("R-4") Zoning District.

The Applicant is the owner of 176 Meriline Avenue and the contract purchaser of a portion of 11 Rolfe Avenue. The Applicant proposes to subdivide Kamping parcel in order to take an approximately 5,339sf area from the Kamping parcel and add it to the Bednarski parcel. Upon subdivision thereof, the lot area of the Kamping parcel will decrease by 5,339sf and consist of approximately 22,307sf and the Bednarski parcel will increase by 5,339sf and consist of 10,589.5sf.

The following is a list of the relief required:

Proposed Kamping parcel (Lot 2):

1. Minimum front yard of 30' is required whereas 29.96' exists and 29.96' is proposed.
2. Minimum property line setback of 15' is required whereas 2.35' exists and 2.35' is proposed.

Proposed Bednarski parcel (Lot 15):

1. Minimum side yard setback of 10' is required, whereas 8.12' exists and 8.12' is proposed.
2. Minimum front yard of 30' is required whereas 18.96' exists and 18.96' is proposed.

The following zoning table is presented for your convenience and is also included on the plans and notes submitted herewith:

## **ZONING SCHEDULE: RESIDENTIAL 4 ( R-4 ) DISTRICT**

DESCRIPTIONS	REQUIRED
PRINCIPAL BUILDING	
Minimum Lot Area	7,500 SF
Minimum Lot Frontage	60 ft
Minimum Side Yard (EACH)	10 ft
Minimum Front Yard	30 ft (24' Average Setback)
Minimum Rear Yard	35 ft
Maximum Impervious Surface Coverage	.60
Minimum Useable Yard Area	20% of ea.yard
Maximum Building Height	35 ft
Maximum square footage of living area (SFLA)	2.0 times the average SFLA of the Neighborhood context
Maximum ratio of SFLA to lot area	2.0 times the average ratio of SFLA to lot area for the Neighborhood context
Property Line Setbacks (Shed)	15 ft
Property Line Setbacks (Garage)	15 ft
(v) - INDICATES VARIANCE REQUIRED	

**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 *Tomasz Bednarski*  
Tomasz Bednarski  
(Print or type name)

Date 04-06-2022

**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 *Robert Kamping, Jr.*  
Robert Kamping, Jr.  
(Print or type name)

Date 4-6-22

**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 *Tomasz Bednarski*  
Tomasz Bednarski  
(Print or type name)

Date 04-06-2022

**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 *Robert Kamping, Jr.*  
Robert Kamping, Jr.  
(Print or type name)

Date 4-6-22

Owner's signature *Tomasz Bednarski*  
Tomasz Bednarski  
(Print or type name)

Date 04-06-2022



EXISTING LOT 2	PROPOSED LOT 2	EXISTING LOT 15	PROPOSED LOT 15
27,646 SF	22,307 SF	5,250 SF (V)	10,589.5 SF
70 ft	70 ft	75 ft	75 ft
14.54 ft/24.78 ft	14.54 ft/24.78 ft	8.12 ft (V) 20.29 ft	8.12 ft (V) 20.29 ft
29.96 ft (V)	29.96 ft (V)	18.96 ft (V)	18.96 ft (V)
312.81 ft	242.60 ft	12.58 ft (V)	82.57 ft
0.15	0.19	0.66 (V)	0.33
COMPLIES	COMPLIES	COMPLIES	COMPLIES
30.5 ft ±	30.5 ft ±	17 ft ±	17 ft ±
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
2.35' /4.13' /3.58' 9.63' (V)	2.35' /4.13' /3.58' 9.63' (V)	--	--
--	--	--	--

Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).

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


Contribution Disclosure Statement

STATE OF NEW JERSEY )  
 ) SS  
 COUNTY OF MERCER )

Dino Spadaccini, Esq., being duly sworn according to  
 (name of property owner, developer, redeveloper or professional)  
 law upon (his, her, their) oath, depose and say: I, Dino Spadaccini, Esq.

a property owner, developer, redeveloper or professional making an application in reference to a property  
 identified as 176 Meriline Ave and 11 Rolfe Ave 1307 2, 15  
 Property address Block Lot(s)

I 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.

  
 \_\_\_\_\_  
 (Signature)

Sworn to and Subscribed before

me this 13<sup>th</sup> day of

April 2022

  
 \_\_\_\_\_  
 (Notary Public)

ROBERT W. SLOVICZ  
 Attorney ID 136222014  
 Authorized pursuant to NJSA 41:1-7  
 and 41:2-1 to receive such oaths.

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

**Contribution Disclosure Statement**

<b>RECIPIENT</b>	<b>AMOUNT</b>	<b>DATE</b>
None		

Provide additional pages as necessary

Township of Lawrence  
Mercer County NJ  
Department of Community Development

Contribution Disclosure Statement

STATE OF NEW JERSEY )  
                                                          ) SS  
COUNTY OF MERCER    )

Craig Stratton, being duly sworn according to  
(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, Craig Stratton

a property owner, developer, redeveloper or professional making an application in reference to a property

identified as 176 Meriline Ave and 11 Rolfe Ave      1307      2, 15  
                                                          Property address      Block      Lot(s)

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.

Craig Stratton  
(Signature)

Sworn to and Subscribed before

me this 11 TH day of

APRIL      2022

Alicia E. Thomas  
(Notary Public)  
*My Commission Expires 5-13-25*

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

**Contribution Disclosure Statement**

RECIPIENT	AMOUNT	DATE
None		

Provide additional pages as necessary

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

Contribution Disclosure Statement

STATE OF NEW JERSEY )  
                                              ) SS  
COUNTY OF MERCER        )

Robert Kamping, Jr., being duly sworn according to  
(name of property owner, developer, redeveloper or professional)  
law upon (his, her, their) oath, depose and say: I, Robert Kamping, Jr.

a property owner, developer, redeveloper or professional making an application in reference to a property  
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Property address Block Lot(s)

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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.

Robert Kamping, Jr.  
(Signature)

Sworn to and Subscribed before

me this 6 day of  
April, 2022

Marcin A Malowski  
(Notary Public)

MARCIN A MALOWSKI  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES SEP. 01, 2021

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

**Contribution Disclosure Statement**

<b>RECIPIENT</b>	<b>AMOUNT</b>	<b>DATE</b>
None		

Provide additional pages as necessary

Township of Lawrence  
Mercer County NJ  
Department of Community Development

Contribution Disclosure Statement

STATE OF NEW JERSEY )  
 ) SS  
COUNTY OF MERCER )

Tomasz Bednarski, being duly sworn according to  
(name of property owner, developer, redeveloper or professional)

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Property address Block Lot(s)

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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.

Tomasz Bednarski  
(Signature)

Sworn to and Subscribed before

me this 6<sup>th</sup> day of

April 2022  
Robert W. Slomicz  
(Notary Public)

Robert W. Slomicz, Esq.  
Attorney ID No. 136222014  
Authorized pursuant to N.J.S.A. 41:1-7  
and 41:2-1 to receive such oaths.



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

**Contribution Disclosure Statement**

RECIPIENT	AMOUNT	DATE
None		

Provide additional pages as necessary