

Applicant

Yonas Bednarski

Appl. No.

S-1/22

REFERRALS

	Date	Comments	Date	Comments	Additional
	Referred	Dated	Referred	Dated	Reports
a. Municipal Engineer	<u>5/23/22</u>	<u>5/24/22</u>			
b. Professional Planner	<u>5/23/22</u>	<u>6/30/22</u>			
c. Traffic Consultant					
d. Construction Official	<u>5/23/22</u>	<u>5/23/22</u>			
e. Shade Tree Advisory Comm.					
f. Health Officer	<u>5/23/22</u>	<u>6/7/22</u>			
g. Tax Collector	<u>5/16/22</u>	<u>5/17/22</u>			
h. Public Safety	<u>5/23/22</u>				
i. Environ. Res. Committee	<u>5/23/22</u>	<u>7/5/22</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**  
**Division of Planning and Redevelopment**

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Minor Subdivision with Lot Consolidation and Bulk Variance Application No. S-1/22  
Tomasz Bednarski, 176 Meriline Avenue  
Tax Map Page 13.02, Block 1307, Lots 2 and 15

DATE: May 24, 2022

**General:**

The applicants have requested approval for minor subdivision and lot consolidation for 176 Meriline Avenue and 11 Rolfe Avenue. The owner of 176 Meriline Avenue has proposed purchasing a rear portion of 11 Rolfe Avenue to increase the usable area of his property. Both lots contain several existing non-conforming improvements that should be discussed in testimony.

No new construction is proposed at this time.

**Detailed Report:**

1. The subdivision will provide Lot 15 (176 Meriline Avenue) with additional rear yard area for future improvements or usable yard area. Currently there is an existing deck at the rear of the dwelling that does not meet the required 15' setback (1' provided); this condition will be eliminated with the proposal.

The additional existing non-conformities include:

- a. The shed in the left side yard does not meet the required five-foot (5') setback (3.5' provided).
  - b. The driveway does not meet the required five-foot (5') setback (3' provided).
  - c. The left side yard fence is located approximately one-foot (1') onto the adjacent property at 22 Zoar Street.
  - d. The existing dwelling does not meet the required left side yard or front yard setback as noted in the Zoning Chart.
2. The reduction in area / rear yard for 11 Rolfe Avenue will not have a significant impact on the property. The lot is over 400' deep; the owner will retain 319' of usable yard area, which is sufficient for any future improvements.

There are four (4) existing sheds on the property. Only one (1) shed is permitted with a maximum area of 120 sf per §429.P.1. of the Lawrence Township Land Use Ordinance.

In addition:

- a. The carport is attached to the dwelling and does not meet the required side yard setback for a principal structure (10' required, approximately 7.5' provided).
- b. The driveway does not meet the five-foot (5') required setback (approximately 1' provided).

2. Continued:

- c. The left side yard fence is located approximately two-feet (2') onto the adjacent property at 150 Meriline Avenue.
- d. The existing dwelling does not meet the front yard required setback as noted in the Zoning Chart.

3. Lot descriptions will be required. The existing descriptions of each property, area to be conveyed, and new lot descriptions shall be prepared. Lot deeds will be required for review / approval.

Note that the property corner iron pins must be set and inspected prior to signing the new deeds.

4. No outside agency approvals are required for this project.

JFP/sjs

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**Documents Reviewed:**

- Letter from The Spadaccini Law Firm, LLC, dated May 9, 2022
- Application No. S-1/22 with Checklist
- Rider to Application, undated
- Contribution Disclosure Statements
- Minor Subdivision and Lot Consolidation, Sheet 1, dated November 1, 2021
- Plan of Survey, Sheet 2, dated October 27, 2021



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

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**To:** Lawrence Township Planning Board

**From:** Elizabeth McManus, PP, AICP, LEED AP *EMM*  
Brett Harris, PP AICP *BH*

**Re:** **Bednarski Minor Subdivision**  
**Minor Subdivision Application**  
Block 1307 Lots 2 & 15  
176 Meriline Avenue  
R-4 Residential Zoning District

**Date:** June 30, 2022

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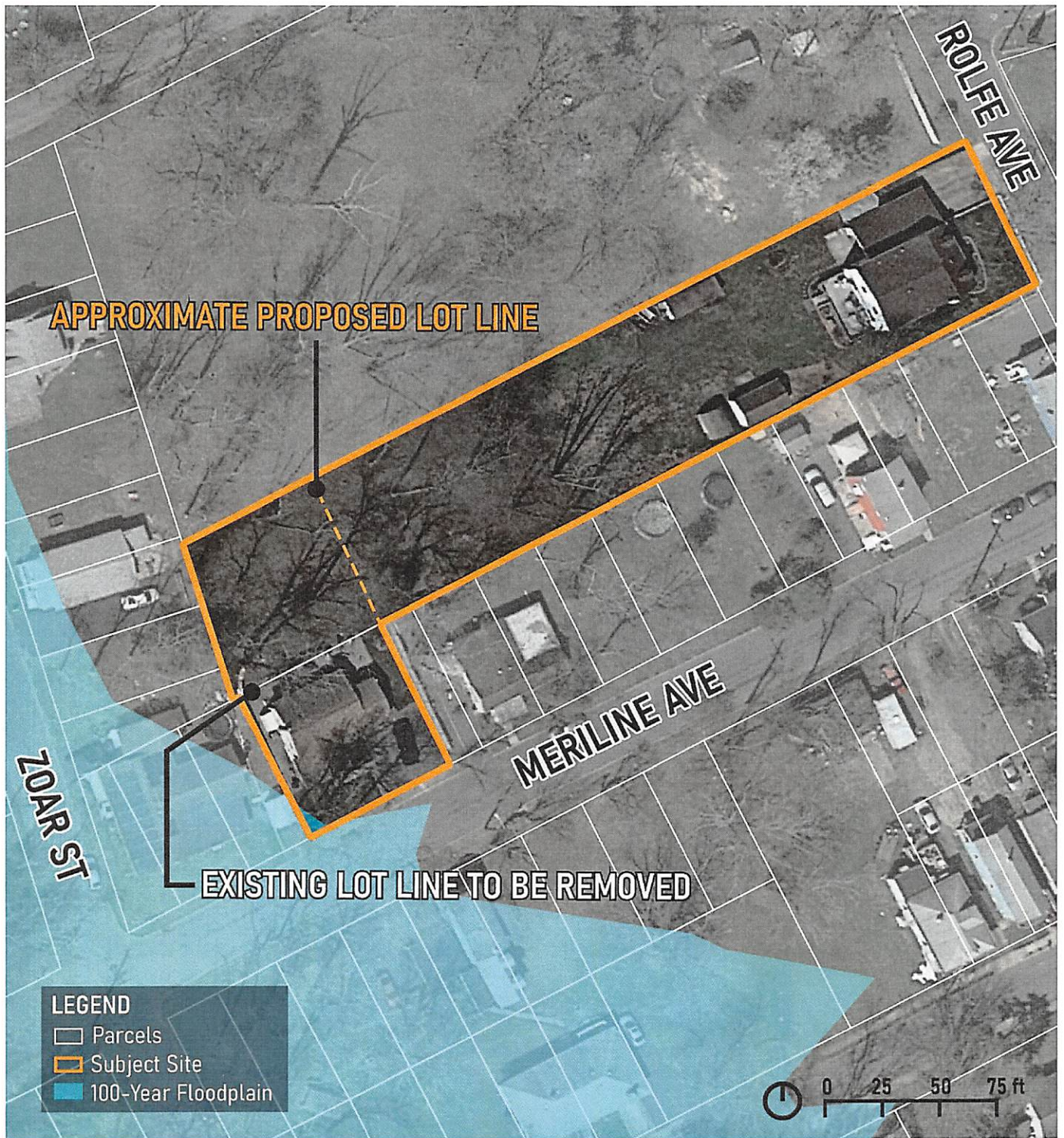
**1.0 Project Overview**

- 1.1** The Applicant is requesting minor subdivision approval to subdivide approximately 5,339 square feet from Block 1307, Lot 2 and add it to Block 1307, Lot 15, resulting in conforming lot areas for both lots. Lot 15 is currently undersized. Lot 2 has frontage on Rolfe Avenue and Lot 15 has frontage on Meriline Avenue; each lot contains a residential dwelling.
- 1.2** No new variances or design waivers are requested as part of the application. Several existing non-conforming conditions exist and some are proposed to be corrected, including for Lot 15 the minimum lot size, the minimum rear yard and the maximum impervious surface coverage.

**2.0 Site & Surrounding Area**

- 2.1** The site is located in a residential neighborhood, with single-family residential uses in the R-4 District to the north, south, east and west. The residential neighborhood can be characterized by narrow two-way streets, with parking typically on one side only, and no sidewalks. The site and surrounding areas can be seen on the following Aerial Map.





**LEGEND**

- Parcels
- Subject Site
- 100-Year Floodplain



POLICY  
PLANNING  
DESIGN

**BEDNARSKI MINOR SUBDIVISION**  
**BLOCK 1307 LOTS 2 & 15**  
**TOWNSHIP OF LAWRENCE, MERCER COUNTY, NJ**

DATA SOURCE: Aerial Imagery, Google Earth dated May 2021; NJGIN Mercer County Parcels 2021; This map was developed using NJDEP, NS&NJDEP Data, but this secondary product has not been NJDEP.& NJGIN verified and is not State authorized.



**3.0 Variances and Exceptions**

- 3.1** The subject site is located within the R-4 Residential 4 Zoning District. The R-4 District permits single family detached dwellings on lots of 7,500 square feet or larger.
- 3.2** The Applicant does not require new bulk variance relief from the R-4 District standards. However, there are a few existing nonconforming conditions that are not proposed to change. The Board should note that the proposal will eliminate Lot 15’s nonconforming rear yard setback and impervious cover. Please see the following table for additional detail.

R-4 District Standards (§407)						
	Required	Existing Lot 2	Existing Lot 15	Proposed Lot 2	Proposed Lot 15	Variance?
Min. Lot Area	7,500 SF	27,646 SF	5,250 SF	22,307 SF	10,589.5 SF	No
Min. Lot Frontage	60 feet	70 feet	75 feet	70 feet	75 feet	No
<i>Min. Side Yard (each)</i>	<i>10 feet</i>	<i>14.54 feet / 24.78 feet</i>	<i>8.12 feet / 20.29 feet</i>	<i>14.54 feet / 24.78 feet</i>	<i>8.12 feet / 20.29 feet</i>	<i>Yes, Lot 15</i>
<i>Min. Front Yard</i>	<i>30 feet</i>	<i>29.96 feet</i>	<i>18.95 feet</i>	<i>29.96 feet</i>	<i>18.96 feet</i>	<i>Yes, both</i>
Min. Rear Yard	35 feet	312.81 feet	12.58 feet	242.6 feet	82.57 feet	No
Max. Impervious Surface Ratio	.6	.15	.66	.19	.33	No
Min. Usable Yard	20%	Complies	Complies	Complies	Complies	No
Max. Building Height	35 feet	+/- 30.5 feet	+/- 17 feet	+/- 30.5 feet	+/- 17 feet	No
Max. SFLA	2 times average SFLA	N/A	N/A	N/A	N/A	No
Max. SFLA Ratio to Lot Area	2 times average ratio of SFLA to lot area	N/A	N/A	N/A	N/A	No
<i>Property Line Setback (Shed)</i>	<i>15 feet</i>	<i>2.35 / 4.13 / 3.58 / 9.63 feet</i>	<i>N/A</i>	<i>2.35 / 4.13 / 3.58 / 9.63 feet</i>	<i>N/A</i>	<i>Yes, Lot 2</i>





R-4 District Standards (§407)						
	Required	Existing Lot 2	Existing Lot 15	Proposed Lot 2	Proposed Lot 15	Variance?
Property Line Setback (Garage)	15 feet	N/A	N/A	N/A	N/A	No
Property Line Setback (Garage)	15 feet	N/A	N/A	N/A	N/A	No

**4.0 Subdivision Plan Comments**

**4.1** Street trees are required in accordance with §525.C.2. It appears a tree along Meriline Avenue has recently been removed. The applicant is not proposing street trees. The Rolfe Avenue frontage includes one mature tree sufficient to satisfy the street tree requirement.



*Residential dwelling located on Lot 15 with frontage on Meriline Avenue.*

**4.2** In §504 of the Township’s Land Use Ordinance, Table 5.1 states one sidewalk or graded area is required for street types with low intensity residential access. Sidewalks generally do not exist in this neighborhood, including along the Meriline Avenue or Rolfe Avenue frontages. The applicant is not proposing sidewalks.



**5.0 Materials Reviewed**

**5.1** Application and supporting documents.

**5.2** Minor Subdivision & Lot Consolidation, consisting of 2 sheets, prepared by Trenton Engineering Co. Inc., dated November 1, 2021.

**6.0 Applicant Team**

**6.1** Applicant: Tomasz Bednarski, 176 Meriline Avenue Lawrenceville NJ 08646 609-424-8228, tdondas@outlook.com

**6.2** Owner: Robert Kampling, Jr. 11 Rolfe Avenue Lawrenceville NJ 08648 609-882-6129

**6.3** Attorney: Dino Spadaccini, Esq. 98 Franklin Corner Road Lawrenceville NJ 08648 609-912-0100

**6.4** Engineer: Trenton Engineering Co., Inc, 2193 Spruce Street Trenton, NJ 08638 609-882-0616 .trentonengineering@gmail.com



**TOWNSHIP OF LAWRENCE**  
**Division of Planning and Redevelopment**

TO: Brenda Kraemer, Assistant Municipal Engineer  
Elizabeth McManus, Planning Consultant  
**Michael Rodgers**, 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 with Lot Consolidation and Bulk Variance Application No. S-1/22  
**Tomasz Bednarski**, 176 Meriline Avenue  
Tax Map Page 13.02, Block 1307, Lots 2 and 15

DATE: May 23, 2022

Attached are the following documents with regard to the above-referenced subdivision with lot consolidation and bulk variance application:

- Letter from The Spadaccini Law Firm, LLC, dated May 9, 2022
- Application No. S-1/22 with Checklist
- Rider to Application, undated
- Contribution Disclosure Statements
- Minor Subdivision and Lot Consolidation, Sheet 1, dated November 1, 2021
- Plan of Survey, Sheet 2, dated October 27, 2021

This application is scheduled for review by the Planning Board at the meeting to be held Monday, July 18, 2022.

Please review these documents and submit your report to this office as soon as possible, but **no later than Tuesday, July 5, 2022** so that reports may be provided to the applicant and Board members prior to the meeting.

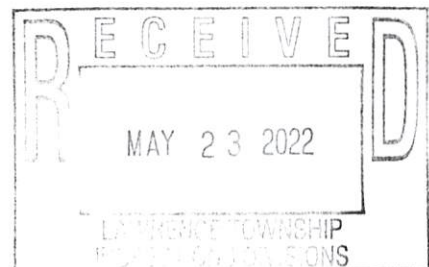
SJS

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Attachments

cc: Edwin Schmierer, Planning Board Attorney (w/atts.)

*NO Bids Comments 5/23/22 MR*  
*NO Fire comments 05/23/2022 GH*  
*NO PLUMBING Comm, 5/25/22 JD*  
*NO ELECTRIC COMMENTS 5/25/22 JH*



LAWRENCE TOWNSHIP HEALTH DEPARTMENT  
2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648  
Telephone: (609) 844-7089

Date: June 7, 2022  
To: James Parvesse, P.E., Planning Board Secretary  
From: Keith Levine, Health Officer

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 checked="" type="checkbox"/>	Other: <u>Minor Subdivision</u>

PROJECT NAME: Tomasz Bednarski

LOCATION: 176 Meriline Avenue

BLOCK: 1307 LOT # 2 & 15 PR# S-1/22

OWNER: Tomasz Bednarski & Robert Kamping Phone: 609-424-8228

ENGINEER/ARCHITECT: Trenton Engineering Co., Inc.

ADDRESS: 2193 Spruce Street  
Ewing, NJ 08638 PHONE: 609-882-0616

APPROVAL  DISAPPROVAL  APPROVAL WITH CONDITIONS

COMMENTS:

Any junk, debris or trash accumulated on the property shall be removed from the  
property prior to signing of the new lot deeds.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED

JUN - 7 2022

ENGINEERING DEPT.

  
Health Officer

Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: Susan McCloskey, Tax Collector  
FROM: Susan Snook, Administrative Secretary *SS*  
SUBJECT: Verification of Current Tax and Sewer Payment Status  
DATE: May 16, 2022

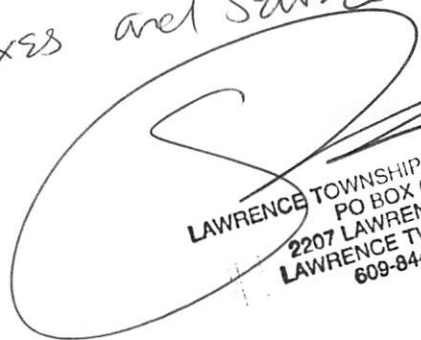
Please update the status of taxes and sewer payments with regard to the following application:

Application No(s): S-1/22  
Application Name: **Tomasz Bednarski / Robert Kamping, Jr.**  
Street Address: 176 Meriline Avenue / 11 Rolfe Avenue  
Tax Map Page(s): 13.02  
Block: 1307  
Lot(s): 2 and 15

Thank you for your anticipated assistance and response.

SJS  
g:\engineering\tax request.doc

*Both lots 2 & 15 are current on taxes and sewer*



LAWRENCE TOWNSHIP TAX COLLECTOR  
PO BOX 6006  
2207 LAWRENCE ROAD  
LAWRENCE TWP NJ 08648  
609-844-7041

RECEIVED  
MAY 17 2022  
LAWRENCE TWP.  
TAX COLLECTOR

~~CONFIDENTIAL~~

LAWRENCE TOWNSHIP TAX COLLECTOR  
PO BOX 814  
3207 LAWRENCE ROAD  
LAWRENCE TWP NJ 08048  
609-894-3041

RECEIVED  
MAY 15 2008  
LAWRENCE TOWNSHIP  
TAX COLLECTOR





# LAWRENCE TOWNSHIP

## ENVIRONMENTAL & GREEN ADVISORY COMMITTEE

Lawrence Twp., NJ  
CLEAN AIR, LAND, AND WATER

**To:** Lawrence Township Planning Board Members  
**From:** Environmental and Green Advisory Committee  
**Date:** July 5, 2022  
**Re:** 176 Meriline Ave  
Minor Subdivision w/ Lot Consolidation and Bulk Variance App. No. S-1/22  
Tax Map Page 13.02, Block 1307, Lots 2 & 15

In accordance with the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have conducted a review of the application materials provided to the Committee by the Township of Lawrence.

### **Recommendations/Suggestions/Questions:**

No work or construction is indicated.

The property is in an “Active River Area” and adjacent to the Flood Zone. Recommendations:

- Add additional native trees for stormwater management.
- Avoid soil compaction, such as limiting large equipment on property.
- If any work is to be done, clearly label trees and tree protection of critical root zone (at drip line at minimum) on plot plan.