

Township of Lawrence
Mercer County NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: Willows Swim Club

Application No. SP-1/26 and
ZB-1/26

Block No. 5703 **Lot No(s)** 127 & 133

Required for all applications:	Complete form:
☒ General Information	Form G-1
☒ Certifications	Form C-1
☒ Taxpayer Identification number & certification	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
☐ Bulk Variance (homeowner)	Form B-3
☐ Contribution Disclosure Statement	Form DS-1
☐ 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:

<u>Description</u>	<u>Number Submitted</u>
N/A	

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

Russell M. Smith, P.E. Hopewell Engineering PO Box 710 Pennington NJ 08534-0710

Professional Planner to be determined

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Use Variance

Request is hereby made for permission to use, erect, alter, or convert a 9 car parking lot
contrary to the requirements of § R-2B of the Land Use Ordinance, or
for other relief as follows: To permit expansion of a non-conforming use -construction of
9 parking spaces on applicant's property where its swimming pool is now located. This would
eliminate use of lot 127 as a parking lot and allow it to return to a permitted residential use.

1. List the zoning districts in which the proposed use is allowed: _____
N/A

2. Describe the existing structure(s) located on the property and their current use:
N/A

3. Describe the type and use of the structures located on the properties surrounding the subject
property: Residential

4. 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 Unknown

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

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General Information

1. Applicant: Willows Swim ClubName c/o James E. Stahl, Esq.Phone 732 422 422 1000Address 2875 US Route One

Fax _____

North Brunswick, N.J. 08902Email jstahl@borrus.com**2. Owner of land (as shown on current tax records):**Name Same as above

Phone _____

Address _____

Fax _____

Email _____

3. Attorney (where applicable):Name James E. Stahl, Esq.Phone 732 422 1000Address 2875 US Route One

Fax _____

North Brunswick, NJ.08902Email jstahl@borrus.com**4. Engineer (where applicable):**Name Russell M. Smith, P.E.Phone 609 745 5800Address P.O. Box 710

Fax _____

Pennington, NJ 08534-0710Email hopewellvalleyengineering.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.**N/AApplicant/Owner is a Not For Profit entity with members holding more than a ten (10%) interest .**6. Location of Land:**Lot No(s) 127,133Block(s) 5703Tax Map Pg(s) 57Street(s) Willow**7. Zoning designation of parcel (see Zoning Map):**R-2B**8. Name of proposed development:**Minor Site Plan Approval for new parking area

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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 Kerri Coyle Stahl Date 12.16.25
Kerri Coyle Stahl as Co-President
(Print or type name)

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 N/A Date _____
(Print or type name)

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 Kerri Coyle Stahl Date 12.16.25
Kerri Coyle Stahl as Co-President
(Print or type name)

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 Kerri Coyle Stahl Date 12.16.25
Kerri Coyle Stahl as Co-President
(Print or type name)

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Bulk Variance (Parcel)

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

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	Permitted for zone in which property is located	Permitted for zone where proposed use is allowed ⁽¹⁾	Existing	Proposed	Extent of variance requested
LOT DATA					
Lot Area	60,000 SF	SF	33,358* SF	33358* SF	33358* SF
Lot Frontage	150 FT	FT	157.44 FT	157.44 FT	FT
Lot Width	FT	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT	FT
Parking Spaces				9	9
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	.50 %	%	.22 %	.23 %	%
PRINCIPAL BUILDING					
Front Yard setback	100 FT	FT	N/A FT	n/a FT	FT
Left Side Yard setback	50 FT	FT	N/A FT	n/a FT	FT
Right Side Yard setback	50 FT	FT	N/A FT	n/a FT	FT
Rear Yard setback	50 FT	FT	N/A FT	n/a FT	FT
Floor Area Ratio	n/a				
Building Height	n/a FT	FT	FT	FT	FT
ACCESSORY BUILDING			SEE PLANS		
Side Yard setback	15 FT	FT	FT	FT	FT
Rear Yard setback	15 FT	FT	FT	FT	FT
Dist. to Other Building	FT	FT	FT	FT	FT

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

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