

Applicant: Jay Ventures, LLC (154 Millerick Avenue)

Appl. No.: S – 3/26

REFERRALS

	Date	Comments	Date	Comments	Additional
	Referred	Dated	Referred	Dated	Reports
a. Municipal Engineer	<u>8/3/26</u>	<u>8/4/26</u>			
b. Professional Planner	<u>"</u>	<u>9/24/26</u>			
c. Traffic Consultant	<u>—</u>	<u>—</u>			
d. Construction Official	<u>"</u>	<u>9/5/26</u>			
e. Shade Tree Advisory Comm.	<u>"</u>				
f. Health Officer	<u>"</u>	<u>8/4/26</u>			
g. Tax Collector	<u>"</u>				
h. Public Safety	<u>"</u>	<u>9/11/26</u>			
i. Environ. Res. Committee	<u>"</u>	<u>9/24/26</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 w/ Variance Application No. S-3/26
Jay Ventures, LLC, 154 Millerick Avenue
Tax Map Page 24, Block 2402, Lots 15-17

DATE: August 4, 2026

General:

The applicant has requested minor subdivision approval for Block 2402, Lots 15-17. The existing dwelling at 154 Millerick Avenue will be retained on one lot and one new building lot will be created. The property is located in the R-4 with public utilities.

One variance is required for the existing dwelling front yard setback; however, no variances are required for the new building lot. Impervious coverage will be removed from the property so there are no required stormwater improvements.

Our detailed report consists of technical items to be addressed by the applicant's engineer.

Detailed Report:

1.00 Site Layout

- 1.01 The property is currently developed with a single-family dwelling, concrete circular driveway, detached garage, in-ground pool and large concrete pad. Many of these features will be removed to establish the new building lot, resulting in a decrease in impervious coverage even considering the proposed improvements associated with the new lot. A stormwater analysis has been submitted which demonstrates stormwater runoff reductions. Stormwater improvements are not warranted at this time.
- 1.02 A variance has been requested for the front yard setback for the existing dwelling. The setback should be measured to the covered front porch; therefore, the extent of the required variance shall be confirmed.
- 1.03 The existing asphalt driveway on the left side of the dwelling shall be removed. A new driveway has been shown on the plans and two driveways do not meet separation requirements per Section 530.0. of the Land Use Ordinance.
- 1.04 New lot deeds will be required. The lot numbers and street addresses will be as follows:
- Block 2402, Lot 15.01 - 154 Millerick Avenue
Block 2402, Lot 15.02 - 152 Millerick Avenue

The new lot deeds will not be signed until all conditions of approval are resolved. Iron pin property corner markers are required to be set and inspected or a bond posted. Also note that the street opening permits shall be included in the deed for Lot 15.02.

2.00 Plot Plan Review

2.01 A separate plot plan will be required prior to issuance of a building permit for Lot 15.02. The plot plan shall comply with Engineering Department requirements. Additional information will be required, including but not limited to:

- a. Soil erosion and sediment control notes and details shall be added.
- b. Elimination of cross lot drainage (currently shown onto Lot 14) is required.
- c. Maximum driveway slope cannot exceed 4%.

2.02 Maximum dwelling height cannot exceed 35' measured from grade. The architectural plans currently show 33'. The applicant should be aware that if there are water table issues identified during basement excavation, the maximum vertical increase in floor elevations is 2'. If a sump pump is required, the Engineering Department must approve the outlet location and design.

2.03 A street tree is required for Lot 15.02.

3.00 Miscellaneous

3.01 A maximum of 3611 SFLA (square footage of living area) has been calculated by the Zoning Office. This maximum SFLA shall be noted on the future plot plan.

3.02 The attached Minor Subdivision Notes shall be added to the subdivision plan.

3.03 Other permits / approvals:

- a. Mercer County Planning Board
- b. Ewing Lawrence Sewerage Authority - availability of service
- c. Trenton Water Works - availability of service

JRL:las



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
Thomas DiMartino, PP, AICP

Re: Jay Ventures, LLC
Minor Subdivision
Block 2402, Lot(s) 15-17
154 Millerick Avenue
R-4 Residential Zoning District
Application S-3/26

Date: September 24, 2026

1.0 Site & Project Overview

- 1.1** The Applicant is seeking Minor Subdivision Approval to subdivide a 30,000 s.f. tract consisting of 3 lots into 2 lots of approximately 15,000 s.f. each and referred to as proposed Lot A and proposed Lot B. Also proposed is a 2,704 s.f. single-family dwelling, as well as a related driveway and rear patio, on proposed Lot B. An existing single-family home will remain on proposed Lot A.
- 1.2** The site is in the R-4 Residential Zone and there are no environmental constraints. While it includes 3 existing lots, it functions as a single tract with a single use. In addition to a single-family home, the site is improved with a front concrete covered porch, multiple concrete walkways, a detached garage served by a u-shaped driveway, an in-ground pool and associated fencing, rear concrete and paver patio area, and an additional driveway west of the home that may not be in use given its poor condition (overgrown and cracks). The site is well landscaped with a screen of evergreen trees along the western and eastern property lines, and landscaping and hardscape throughout the site.
- 1.3** The Applicant is proposing to demolish all existing improvements on Lot 15 and the majority of improvements on Lot 16, including the garage, u-shaped driveway, in-ground pool and associated fencing, rear yard concrete and paver patio and a portion of the site's walkways.



View from Millerick Avenue

2.0 Surrounding Area

- 2.1 Millerick Avenue is a dead-end street that intersects Route 206 to the west; the site is located just a few homes from its eastern end. East of Millerick Avenue are the athletic fields of the Lawrence High School and an associated wooded buffer adjacent to this neighborhood. The surrounding area consists of single-family homes in the R-4 district.



Aerial Map



3.0 Zoning Compliance

- 4.1** The site is in the R-4 Zoning District, which permits single-family detached dwellings on lots of 7,500 s.f. or larger. The proposed single-family home is permitted.
- 4.2** The Applicant may require bulk variance relief from the R-4 standards. Please see the following table for additional detail.

R-4 District Standards (§407)					
	Required	Existing	Proposed Lot A	Proposed Lot B	Variance?
Min. Lot Area	7,500 s.f.	30,000 s.f.	15,000 s.f.	15,000 s.f.	No
Min. Lot Frontage	60 ft.	150 ft.	75 ft.	75 ft.	No
Min. Front Yard	30 ft.	21.8 ft.	21.8 ft.	30 ft.	Pre-Existing Nonconformity
Min. Side Yard	10 ft	18.4 ft.	18.4 ft.	18 ft.	No
Min. Rear Yard	30 ft.	106.9 ft.	106.9 ft	113.4 ft	No
Max. Impervious Surface Ratio	.60	0.302	0.395	0.221	No
Min Usable Yard Area	20%	> 20%	> 20%	> 20%	No
Max. Building Height	35 ft.	< 35 ft	< 35 ft.	35 ft.	No
Max. SFLA*	2X Average	Unknown	Unknown	Unknown	Unknown
Max. Ratio of SFLA to Lot Area*	2X Average	Unknown	Unknown	Unknown	Unknown

* Square Footage of Living Area ("SFLA"); see item 4.3 below.

- 4.3** The neighborhood context distance required by Section 407.E.(1)h is 400 feet. The Applicant has not provided the necessary information to determine compliance with the maximum SFLA or the maximum ratio of SFLA to lot area. Instead, the bulk table provides alternative neighborhood context distances, however it is unclear as to how it relates to these standards. The Applicant should provide the necessary calculations and information to demonstrate the extent of compliance with these items. The definition of Neighborhood Context is as follows:

"For the purpose of interpreting the residential infill development requirements in certain of the Township's residential zoning districts, the term "Neighborhood Context" shall refer to structures and improved lots devoted exclusively to residential use within a specific distance of the subject infill development lot. The Neighborhood Context Distance, as set forth in the bulk standards of the respective zoning districts, shall be measured in both directions from the infill development lot along the frontage street (or streets, in the case of a corner infill development lot) and shall include the structures and improved lots on both sides of said street(s)." (Section 200-201)

- 4.4** While the Applicant has an undersized front yard setback, it is unclear if relief is necessary given the permitted modifications to infill development in Section 400.E. The Applicant should review this section of the Township Land Use Ordinance as it provides alternative standards for infill lots.

5.0 Site Plan Comments

- 5.1** The driveway located along the west side property line of the existing single-family home (Lot 17; proposed Lot A) appears to be setback less than 5 feet. Given a new driveway is proposed for the existing dwelling, the Applicant should consider removal of this extra driveway since doing so will decrease the impervious surface cover.
- 5.2** There are 8 medium-sized evergreen arborvitaes (5 within the front of the garage and 3 to the west of the garage) where the new driveway for Lot A and new dwelling for Lot B are proposed. It appears that they will need to be removed. The Applicant should provide the DBH (Diameter at Breast Height) measurement for the evergreens and, if required, replace them in accordance with Section 541 of the Township's Land Development Ordinance.





- 5.3 The existing dwelling appears to have a roof leader connected to a downspout which is pointing directly to the dwelling on the adjacent lot to the west. We defer to the Board Engineer as to whether the Applicant should redirect the downspout away from the adjacent lot.
- 5.4 The landscaping for the existing single-family home is acceptable, except that no street trees are provided besides the 5 existing evergreens near the u-shaped driveway. Street trees along the front of both lots are required pursuant to Section 525.C. The Applicant should provide the required street trees.
- 5.5 Section 504.E. and Table 5.1 require sidewalks to be provided on at least one side of the street. The Applicant is not proposing sidewalks. The Board should note that none exist along Millerick Avenue.
- 5.6 The Applicant should indicate the location of any proposed outdoor AC units or generators for the proposed single-family dwelling.
- 5.7 The Applicant should indicate the location of any existing or proposed building mounted flood lighting associated with either the existing or proposed single-family homes. Lighting should be shielded to eliminate glare into adjacent properties.

- 6.0 **Materials Reviewed**
- 6.1 Application S-3/26 and supporting documentation
- 6.2 *Minor Subdivision Plan*, consisting of 6 sheets, prepared by Joshua M. Sewald, PE, dated June 11, 2026 .
- 6.3 Architectural Plans, consisting of 12 sheets, prepared by Jack S. Smith, RA, dated April 23, 2026

- 7.0 **Applicant Team**
- 7.1 Applicant & Owner: Jay Ventures, LLC, 372 Doughty Boulevard, Inwood, NY 11096, 347-526-6265
- 7.2 Attorney: Benjamin A. Nadell, Esq., of Saul Ewing, LLP, 650 College Road East, Princeton, NJ 08540, 609-452-3152
- 7.3 Engineer: Joshua M. Sewald, PE, of Dynamic Engineering, 1904 Main Street, Lake Como, NJ 07719, 732-974-0198

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 w/ Variance Application No. S-3/26
Jay Ventures, LLC, 154 Millerick Avenue
Tax Map Page 24, Block 2402, Lots 15-17

DATE: August 3, 2026

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

- Application and Supporting Documents
- Minor Subdivision Plan
- Minor Subdivision and Plot Plan
- Architectural Plans
- Drainage Statement

All documents are also available on the website at:

<https://www.lawrencetwp.com/jayventuresllc>

This application is scheduled for review by the Planning Board at the meeting to be held Monday, October 5, 2026. Please review these documents and submit your report to this office as soon as possible, but **no later than September 24, 2026**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRL
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Attachments

- No Building comments
AAC 8-4-26

- No Fire comments SM 08/04/2026

- NO ELECTRIC COMMENTS 8/4/2026 

- NO PLBG Comments 8/5/26 

RECEIVED

AUG - 3 2026

LAWRENCE TOWNSHIP
CONSTRUCTION DEPARTMENT

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

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

Telephone: (609) 844-7089

Date: August 4, 2026

To: James Parvesse, P.E., Municipal Engineer

From: Keith Levine

REVIEW FOR:

☐	Building Permit	☐	Food Establishment
☐	Certificate of Occupancy	☐	Sewage Disposal System
☒	Planning Board	☐	Individual Water Supply
☐	Zoning Board	☐	Commercial Property
☐	Other: _____	☒	Other: <u>Minor Subdivision w/ Variance</u>

PROJECT NAME: Jay Ventures, LLC

LOCATION: 154 Millerick Ave

BLOCK: 2402 LOT # 15 - 17 PR# S-3/26

OWNER: Jay Ventures, LLC Phone: 347-526-6265

ENGINEER/ARCHITECT: Dynamiv Engineering - Joshua Sewald, PE

ADDRESS: 1904 Main St.
Lake Como, NJ 07719 PHONE: 732-974-0198

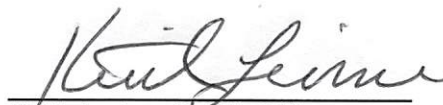
☐ APPROVAL ☐ DISAPPROVAL ☒ APPROVAL WITH CONDITIONS

COMMENTS: For Dynamic Eng plans dated 6/11/2026, unrevised:

Applicant proposes to subdivide extant developed residential property (dwelling to remain) and build one new singel family residence.

1- Provide will serve letters from gas, sewage authority and water purveyor.


John R. Sullivan, REHS


Keith Levine, Health Officer

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
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JRL

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Attachments



No Comments
9/11/2026




To: Lawrence Township Planning Board

From: Environmental & Green Advisory Committee (EGAC)

Re: Jay Ventures LLC – 154 Millerick Avenue Block 2402, Lots 15, 16, and 17

Application: Minor Subdivision and Proposed Single-Family Dwelling Date: September 2026

Project Overview

The applicant proposes to subdivide the ~30,000 sq ft property into two residential lots of approximately 15,000 sq ft each. The existing residence would remain, and a new two-story single-family dwelling would be constructed on the second lot. Associated improvements include removal of the existing garage and driveway, new driveways, utilities, and grading.

EGAC offers several small, site-appropriate recommendations in stormwater management, landscaping, and sustainable design that can provide meaningful long-term benefits.

1. Stormwater Management

The project is below NJ stormwater thresholds and reduces impervious coverage on-site. Small measures can further improve infiltration and reduce runoff:

- Direct roof runoff from the new dwelling to on-site infiltration areas rather than toward Millerick Avenue or adjoining lots.
- Consider a small rain garden (approx. 120–180 sq ft) downslope of the new house to manage the first inch of roof runoff.
- Preserve permeable Matapeake loam soils by minimizing disturbance and avoiding unnecessary fill.
- Use vegetated swales or shallow depressions along driveway edges to slow and infiltrate sheet flow.
- A short infiltration trench (10–15 ft) along the driveway edge could further reduce runoff to Millerick Avenue.
- A small backyard micro-berm planted with moisture-tolerant natives (e.g., sweetspire, winterberry, sedges) can slow and absorb runoff without functioning as a formal stormwater system.

2. Tree Preservation and Native Landscaping

The subdivision provides an opportunity to retain existing canopy and establish native plantings that support shade, habitat, and runoff reduction:

- Retain existing mature canopy trees unless they are diseased or pose structural risk.
- Plant two native deciduous shade trees, such as swamp white oak, hackberry, or American linden, on the west/southwest side of the new dwelling to reduce afternoon summer heat gain.
- Add native understory trees/shrubs such as serviceberry, eastern redbud, and Virginia sweetspire along side and rear yards to intercept runoff and provide habitat.
- Replace small portions of lawn (150–300 sq ft) with native groundcovers/perennials in areas where grading naturally directs water.
- The existing arborvitae screening along Millerick Avenue seem likely to be removed with the garage and driveway; EGAC recommends replacing them with native evergreen screening such as eastern red cedar, American holly, or inkberry holly.
- Preserve and reuse on-site topsoil and avoid compaction in planting areas to maintain infiltration.

Planting locations should be coordinated with grading to avoid directing additional water toward neighboring properties.

3. Sustainable Building and Site Design

The architectural plans already include several energy-efficient features. EGAC recommends the following additional measures:

- Solar-ready roof design: maintain an unobstructed south-facing roof plane and install conduit from attic to electrical panel.
- High-performance envelope: air-sealing target of ≤ 3 ACH50 and windows with U-factor ≤ 0.28 .
- Efficient electric HVAC: cold-climate heat pump sized using Manual J, the industry standard load calculation method.
- Minimize paved area and use light-colored paving materials where feasible to reduce heat absorption.
- Use fully shielded exterior lighting with warm-white lamps (2700K–3000K) and motion sensors or timers to reduce glare and light trespass, per Dark Skies and wildlife-friendly recommendations.