



Benjamin A. Nadell
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July 15, 2026

VIA FEDERAL EXPRESS

Jennifer Lech, Administrative Assistant
Township of Lawrence Planning Board
2207 Lawrenceville Road
Lawrence Township, NJ 08648

RE: Jay Ventures LLC
Application for Minor Subdivision Approval
Township of Lawrence Planning Board
Block 2402, Lots 15, 16 & 17
Supplemental Submission No. 1

Dear Ms. Lech:

This firm serves as counsel to Jay Ventures LLC (the "Applicant"). The Applicant is the owner of the real property commonly known as 154 Millerick Avenue and more formally identified as Block 2402, Lots 15, 16 and 17 on the Official Tax Map of the Township of Lawrence (the "Property"). The Applicant seeks Minor Subdivision Approval from the Township of Lawrence Planning Board to permit the subdivision of the Property into two (2) lots.

In support of the Application, and in response to the Lawrence Planning Board Incompleteness Review Letter dated July 6, 2026, enclosed please find the following:

1. Twenty-three (23) copies of the Township of Lawrence Land Use Application;
2. Twenty-three (23) copies of the Township of Lawrence Land Use Application Checklist;
3. Twenty-three (23) copies of the Township Plot Plan Requirement Checklist;
4. Twenty-three (23) copies of the Variance and Waiver List, prepared by Dynamic Engineering, dated June 5, 2026;

5. Twenty-three (23) copies (eight (8) full-size and fifteen (15) half-size) of the Minor Subdivision and Plot Plan, prepared by Dynamic Engineering, consisting of six (6) sheets, dated June 11, 2026;
6. Twenty-three (23) copies (eight (8) full-size and fifteen (15) half-size) of the Architectural Plans, prepared by Bishop & Smith, consisting of twelve (12) sheets, dated April 23, 2026;
7. Twenty-three (23) 11" x 17" copies of the Property Survey, prepared by Dynamic Surveying, consisting of one (1) sheet, dated June 15, 2026;
8. Twenty-three (23) copies of the Drainage Statement, prepared by Dynamic Engineering, dated June 2026;
9. One (1) copy of the Applicant's signed IRS W9 Form;
10. Check Number 7216 in the amount of \$500.00 for the Application Fee;
11. Check Number 7217 in the amount of \$2,400.00 for the Escrow Deposit;
12. One (1) copy of the Real Estate Property Tax Certification dated April 8, 2026; and
13. One (1) copy of the Certified Property Owner List, prepared by Lawrence Township, dated April 7, 2026.

After you have an opportunity to review the enclosed, please advise if any additional information or materials are required for your review.

Thank you for your time and attention to this matter. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ben Nadell', written over a horizontal line.

Benjamin A. Nadell, Esq.

Encls.

cc: Jay Ventures LLC
Dynamic Engineering

Township of Lawrence
Mercer County NJ
Department of Community Development

Instructions

This package is to be utilized for all applications to either the Planning Board or Zoning Board, with the exception of homeowner's applications (separate package). At the time of the filing of the application, the applicant shall provide one (1) complete set of the following documents for completeness review to the Division of Planning and Redevelopment:

- a) Appropriate documents from the master checklist (application must have an original signature).
- b) Complete set of the Site plans.
- c) Complete set of Architectural plans.
- d) Property Owner's List Request Form. There is a \$10.00 fee for this list, which must be paid at the time of the filing of the application. If there are over forty names, an additional \$0.25 per name will be charged (request form PO-1 attached).
- e) Appropriate fee and escrow (to be determined by the Finance Department at the time of filing of the application). An original W-9 is required with payment.

No application will be accepted without all completed necessary information. The Administrative Officer shall determine the completeness of all applications as specified by the Municipal Land Use Law. A letter of completeness review will be mailed directly to the applicant's attorney advising of any additional information required.

Any questions should be directed to the Administrative Officer at 609.844.7087.

Township of Lawrence
Mercer County NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: Jay Ventures LLC, a New Jersey limited liability company

Block No. 2402 **Lot No(s)** 15, 16 & 17

Required for all applications: () General Information () Certifications () Taxpayer Identification number & certification Type of approval sought (check all as appropriate): () Appeal from decision of Administrative Officer (X) Bulk Variance (parcel) () Bulk Variance (signage) () Bulk Variance (homeowner) () Contribution Disclosure Statement () Conditional Use () Informal () Interpretation () Lot Consolidation () Site Plan, Informal () Site Plan, Waiver () Site Plan, Minor () Site Plan, Preliminary Major () Site Plan, Final Major (X) Subdivision, Minor () Subdivision, Preliminary Major () Subdivision, Final Major () Use Variance () Other (specify)	Complete form: Form G-1 Form C-1 IRS form W-9 Form A-1 Form B-1 Form B-2 Form B-3 Form DS-1 N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A
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List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
*see enclosed cover letter	

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

Joshua Sewald, PE, PP, Dynamic Engineering, 1904 Main Street, Lake Como, NJ 07719

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name Jay Ventures LLC Phone 347-526-6265
Address 372 Doughty Boulevard Fax _____
Inwood, NY 11096 Email jonathan@blujayhomes.com

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

Name Jay Ventures LLC Phone 347-526-6265
Address 372 Doughty Boulevard Fax _____
Inwood, NY 11096 Email jonathan@blujayhomes.com

3. Attorney (where applicable):

Name Benjamin A. Nadell, Esq. Phone 609-452-3152
Address Saul Ewing LLP Fax _____
650 College Road East, Suite 4000 Email benjamin.nadell@saul.com
Princeton, NJ 08540

4. Engineer (where applicable):

Name Joshua Sewald, PE, PP Phone 732-974-0198
Address Dynamic Engineering Fax _____
1904 Main Street Email jsewald@dynamiccec.com
Lake Como, NJ 07719

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.

Yochonon Klitnick (50%) - 50 Mill Pond Road, Jackson, NJ 08527
Joel Ganz (50%) - 112 Rand Place, Lawrence, NJ 11559

6. Location of Land:

Lot No(s) 15, 16 & 17 Block(s) 2402 Tax Map Pg(s) 24
Street(s) 154 Millerick Avenue

7. Zoning designation of parcel (see Zoning Map):

R-4

8. Name of proposed development:

N/A

**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



Yochanon Klitnick
(Print or type name)

Date

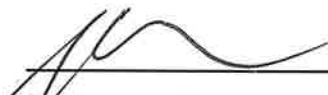


Owner's consent to filing of application:

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.

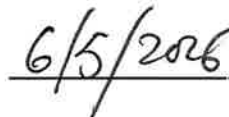
I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature



Yochanon Klitnick
(Print or type name)

Date



Acceptance of reasonable review & inspection costs:

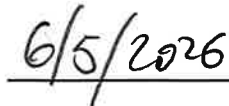
I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature



Yochanon Klitnick
(Print or type name)

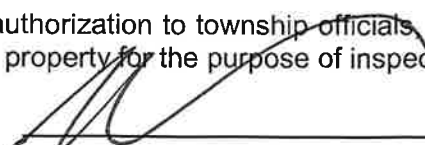
Date



Authorization for township officials to enter upon property:

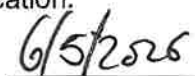
I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature



Yochanon Klitnick
(Print or type name)

Date



* see enclosed Minor Subdivision and Plot Plan

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 ⁽¹⁾	Existing	Proposed	Extent of variance requested
LOT DATA					
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	%	%	%	%	%
PRINCIPAL BUILDING					
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
ACCESSORY BUILDING					
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

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

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

Contribution Disclosure Statement

Yochanon Klitnick

Lot(s)

Form DS-1
Page 1

Contribution Disclosure Statement

Provide additional pages as necessary

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

Joel Ganz

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

law upon (his, her, their) oath, depose and say: I, Joel Ganz

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

identified as 154 Millerick Avenue 2402 15, 16 & 17
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.

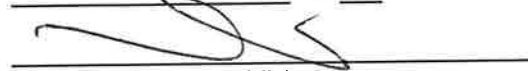


(Signature)

Sworn to and Subscribed before

me this 4th day of

June 2026


(Notary Public)

DAVID BERG
NOTARY PUBLIC-STATE OF NEW YORK
No. 02BE6140828
Qualified In Nassau County 31
My Commission Expires 05-05-2026

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
N/A	N/A	N/A

Provide additional pages as necessary

Township of Lawrence
Mercer County NJ
Department of Community Development

NOTICE TO ALL APPLICANTS

Lawrence Township would like to offer applicants an explanation of our escrow accounting system so that they may better understand our practices prior to filing an application with our Zoning or Planning Board.

There are two cost components to the application submission – the application fee and the escrow deposit. The application fee is a non-refundable charge to cover direct administrative expenses.

The escrow deposit is authorized by State law and is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of an application and the appearance before the Zoning or Planning Boards. Some professional services are provided by in-house staff and other services by outside consultants. The law provides that the costs of outside consultant services are recovered in full and in-house staff services are recovered at double the staff member's hourly compensation. The initial escrow deposit established by Lawrence Township is almost always less than the Township's cost to complete the application process. When an escrow account is depleted, the applicant must replenish the account.

The Township sends invoices quarterly on escrow accounts. Please be advised, however, that any charges in excess of the escrow deposit must be paid in full at each of the following stages – before plans are approved, before a building permit is issued, and before a Certificate of Occupancy is issued.

We hope that this assists you in understanding the costs associated with the application process. If you need further assistance, please contact the Finance Office at 609/844-7010.

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

SAMPLE SIGNATURE BLOCKS- PLANNING BOARD

FOR MAJOR SUBDIVISION

Approved by the Mercer County Planning Board

Planning Director

Date

Recording Secretary

Date

Approved by the Lawrence Township Planning Board

Chairperson

Date

Secretary

Date

Municipal Engineer

Date

For Zoning Board of Adjustment, please substitute "Zoning Board of Adjustment" for "Planning Board."

SITE PLANS AND MINOR SUBDIVISIONS

For site plans or minor subdivisions, the signature blocks for the Mercer County Planning Board are **NOT** required.



Variance and Waiver List
Jay Ventures LLC
Proposed Single-Family Dwelling & Minor Subdivision
Block 2402, Lots 15, 16 & 17
154 Millerick Avenue
Township of Lawrence
Mercer County, NJ
DEC#5945-26-01149

Variance/Design Waiver List

- The front yard setback (building) shall be a minimum of 30 feet. (§ 407.E)
 - The subject property has an existing non-conformance since the existing building to remain exceeds the required front yard setback. (30 feet required; 21.8 feet existing).
- The neighborhood context distance shall be a minimum of 400 feet. (§ 407.E)
 - The subject property has an existing non-conformance since the existing lot limits to remain do not meet the required neighborhood context distance. (400 feet required; 130.0 feet existing).

Submission Waiver List / Not Applicable Items – Minor Subdivision Checklist

- 25. Copy of and delineation of any existing or proposed deed restrictions or covenants.
 - It does not appear any deed restrictions or covenants affect the subject property – *Not applicable*
- 26. Any existing or proposed easement or land reserved for or dedicated to public use.
 - a. It does not appear any existing or proposed easements affect the subject property.
No land proposed to be dedicated for public use - *Not applicable*
- 34. Map showing stream encroachment area
 - a. It does not appear any streams or riparian buffers affect the subject site - *Not applicable*
- 35. Map and report by a qualified wetlands specialist showing wetland delineation
 - a. It does not appear any wetlands or transition areas affect the subject site - *Not applicable*
- 42. Storm water management plan and profiles
 - a. Proposed development will reduce impervious coverage on-site and no proposed stormwater management conveyance systems are proposed - *Not applicable*

43. Soil permeability tests

- a. Proposed development will reduce impervious coverage and no stormwater management systems are proposed - *Not applicable*

47. Road Profiles

- a. No roadways are proposed as part of the application - *Not applicable*

48. Street Names

- a. No streets/roadways are proposed as part of the application - *Not applicable*

49. New block and lot numbers confirmed with local assessor or municipal designee.

- a. Confirmation from the Township Tax Assessor will be provided as a condition of approval. – *Temporary Waiver Requested*

SAUL EWING

Benjamin A. Nadell
Phone: (609) 452-3152
benjamin.nadell@saul.com
www.saul.com
File No. 389778.00005

April 1, 2026

VIA REGULAR MAIL

Susan E. McCloskey, Tax Collector
Township of Lawrence
2207 Lawrenceville Road
Lawrence Township-, NJ 08648

**RE: Request for Property Tax Certification
Block 2402, Lots 15, 16 & 17
Lawrence Township, New Jersey**

Dear Ms. McCloskey:

This firm represents an Applicant before the Lawrence Township Planning Board. Please provide our office with a Property Tax Certification confirming all real estate property taxes are paid and current for the property set forth above. I have enclosed a self-addressed, stamped envelope for your convenience. I would also appreciate if you can e-mail the certification(s) to my attention at your earliest convenience (Benjamin.Nadell@saul.com).

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions.

Very truly yours,



Benjamin A. Nadell

Enclosures
BAN/lr

**LAWRENCE TOWNSHIP TAX COLLECTOR
2207 LAWRENCE ROAD
LAWRENCE TWP, NJ 08648
609-844-7041
LAWRENCETWP.COM**

*Taxes and sewer are
current.*



M. Paige Berry – Princeton Managing Partner
650 College Road East, Suite 4000 • Princeton, NJ 08540-6603 • Phone: (609) 452-3100 • Fax: (609) 452-3122

CALIFORNIA DELAWARE FLORIDA ILLINOIS MARYLAND MASSACHUSETTS MINNESOTA NEW JERSEY NEW YORK PENNSYLVANIA WASHINGTON, DC

A DELAWARE LIMITED LIABILITY PARTNERSHIP