

Township of Lawrence
Mercer County NJ
Department of Community Development
Land Use Application Master Checklist

Application No. ZB-5/26

Name of Applicant: Michael Hollister

- | | |
|---|--|
| <p>Required for all applications:</p> <p><input checked="" type="checkbox"/> General Information</p> <p><input checked="" type="checkbox"/> Certifications</p> <p><input checked="" type="checkbox"/> Taxpayer Identification number & certification</p> | <p>Complete form:</p> <p>Form G-1</p> <p>Form C-1</p> <p>IRS form W-9</p> |
|---|--|

- Type of approval sought (check all as appropriate):**
- | | |
|---|----------|
| <input type="checkbox"/> Appeal from decision of Administrative Officer | Form A-1 |
| <input type="checkbox"/> Bulk Variance (parcel) | Form B-1 |
| <input type="checkbox"/> Bulk Variance (signage) | Form B-2 |
| <input checked="" type="checkbox"/> Bulk Variance (homeowner) | Form B-3 |
| <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 checked="" 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 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>
Bulk Variance (Homeowner)	Form B-3
Site plan, zoning information, pictures	A001
Proposed carport plans, building elevations	A002

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

Michael Hollister, Owner/Applicant

Naama Faucett, Architect

Township of Lawrence
Mercer County NJ
Department of Community Development

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General Information

1. Applicant:

Name Michael Hollister Phone _____
Address 79 Fackler Rd. Fax _____
Lawrence Township, Mercer county Email michaelthollister@gmail.com
NJ 08648

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

Name Michael Hollister Phone _____
Address 79 Fackler Rd. Fax _____
Lawrence Township, NJ 08648 Email michaelthollister@gmail.com

3. Attorney (where applicable):

Name _____ Phone _____
Address _____ Fax _____
_____ Email _____

4. Engineer (where applicable):

Name _____ Phone _____
Address _____ Fax _____
_____ Email _____

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) 20 Block(s) 5801 Tax Map pg(s) 1345
Street(s) 79 Fackler Rd. , Lawrence Township, NJ 08648

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

EP-2

8. Name of proposed development:


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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  Date 5/22/2026
Date _____

Owner's consent to filing of application:

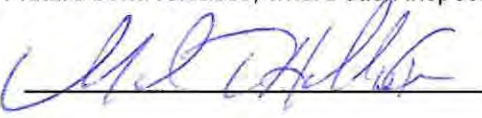
If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

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

Owner's signature _____ Date _____
Date _____

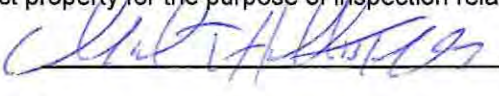
Acceptance of reasonable review & inspection costs:

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  Date 5/22/2026
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  Date 5/22/2026
Date _____

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Bulk Variance (Homeowner)

(Attach additional pages as necessary)

Request is hereby made for permission to erect, alter or convert a an existing parking area to
a new covered carport contrary to the requirements of §402.6 of the Land Use

Ordinance, or for other relief as follows:

6. Accessory Buildings and Uses. The following regulations shall apply to accessory
buildings and uses:

a. No accessory building or use shall be located in a front yard.

1. Is the property a corner lot? Yes

2. Is public sewer available to property? No Public Water? No

3. Explain the **EXCEPTIONAL** conditions or circumstances uniquely affecting the property involved or the structures existing on the property which would cause peculiar and exceptional practical difficulties or undue hardship and which do not apply generally to other properties in the same zone or neighborhood or

Explain how the purposes of the municipal land use law would be advanced by the proposed deviation(s) from the zoning ordinance requirements and how the benefits of the proposed deviation(s) would be advanced by the benefits of the proposed deviation(s) would substantially outweigh any detriment:

The property's exceptional conditions stem from its corner-lot configuration, which requires compliance with frontage requirements on two sides, as well as the existing placement and limited size of the home and attached garage, which makes modern vehicle maneuvering difficult. These constraints create practical challenges in providing a functional covered parking area while fully complying with zoning requirements. Strict application of the ordinance would create a hardship due to these site-specific conditions, and would significantly limit reasonable options without substantial reconstruction of the existing home and relocation of the existing driveway. The requested variance is limited in scope and utilizes an existing parking area, thereby minimizing site disturbance and maintaining current impervious coverage without increasing stormwater runoff. It also avoids relocating the structure to a more conforming area that would likely require removal of a significant, approximately 80-year-old tulip tree, which the owners are committed to preserving.

4. State how the proposed variance(s) can be granted without substantial detriment to the public good.

The proposed variance may be granted without substantial detriment to the public good, as the requested relief will not create any significant adverse impacts on neighboring properties, traffic circulation, drainage, light, air, or public safety. The proposed improvements are modest in nature, consistent with the character of the surrounding neighborhood, and designed to maintain the overall appearance and functionality of the property, as demonstrated in the attached building elevations. The variance will not interfere with the use and enjoyment of adjacent properties and will not adversely affect the health, safety, or welfare of the community.

5. State how the proposed variance(s) will not substantially impair the intent and purpose of the zone plan and zoning ordinance:

While accessory structures are generally restricted in front yards to preserve aesthetics, safety, and street scape consistency, these goals are not compromised here due to the proposed covered parking area being located off the existing driveway and heavily buffered by landscaping, berm, and mature vegetation, which minimizes visibility as can be seen in the attached pictures. The proposal maintains the residential character of the neighborhood, avoids additional impervious coverage, and provides a reasonable solution to practical parking limitations. In summary, the variance is minor in nature and remains consistent with the intent of the zoning ordinance.

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(Attach additional pages as necessary)

6. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for the variance.

N/A

7. 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~~ type text here

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

(continued next page)

a. Describe the property, existing structures and surrounding properties and structures.

The subject property located at 79 Fackler Rd. is a single-family residence with a narrow two-car attached carport and an approximately 200-square-foot tool shed located on the left side of the property.

The home is one of the two residences on Brentwood Lane that were originally constructed as part of the Twin Oaks development. The house is situated on a corner lot between Fackler Road and Brentwood Lane and is backed up to Fackler Park.

Except for one residence located across the street, there are no other residences in the immediate vicinity of the property. The Cherry Groove Farm and across the street is Provence Hill.

b. Explain the type of variance requested and the reason the variance is needed.

A front yard variance is requested to permit the construction of a detached accessory structure (carport) within the required front yard setback area. While accessory structures are generally prohibited in front yards within the EP-2 zone, the proposed detached carport is to be located on the existing paved parking area adjacent to the driveway. The variance is necessary because the property configuration and existing site layout limit the ability to provide adequate covered parking in a conforming location. The existing attached carport is undersized and difficult to maneuver for modern vehicles, reducing its practical functionality. The proposed detached carport will provide safer and more convenient protected parking while utilizing an existing improved parking surface and minimizing additional site disturbance.

c. Explain any exceptional conditions or circumstances.

The property's unique conditions present a practical hardship. As a corner lot, this property is subject to more restrictive frontage and setback limitations than a typical interior lot, significantly reducing reasonable placement options for additional covered parking. The proposed carport will be constructed within an existing parking area, allowing the owners to maintain current impervious coverage without increasing stormwater runoff or creating additional site disturbance. Relocating the structure to a more conforming area closer to the home would likely require removal of a significant, approximately 80-year-old Tulip tree, which the owners are committed to preserving.

d. Provide reasons for granting the variance in accordance with Municipal Use Law.

The variance may be granted pursuant to N.J.S.A. 40:55D-70(c)(1) based upon hardship, without substantial detriment to the public good and without impairing the intent and purpose of the Municipal Land Use Law or the zoning ordinance. The proposed detached carport represents a reasonable and appropriate improvement that enhances the safety and functionality of the existing parking area while preserving the residential character of the neighborhood. The structure will be constructed over an existing paved surface, resulting in no increase in impervious coverage, site disturbance, or stormwater runoff impacts. In addition, the proposed location on a portion of the existing driveway, together with the limited number of nearby residences, minimizes any potential impact on adjoining properties, including light, air, and traffic circulation. The approximately six-foot-high berm previously installed along Fackler Road provides effective screening and substantially limits visibility of the structure from Fackler Rd., the front yard area. Further, the carport's low-profile design and exterior materials will remain consistent with and complementary to the existing residence and surrounding neighborhood character. Accordingly, the requested variance constitutes a minimal deviation from the zoning requirements while advancing the purposes of zoning by promoting appropriate residential use, preserving existing site conditions, and maintaining the aesthetic character of the property and surrounding area.

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

Zoning District	Permitted for zone in which property is located		Existing		Proposed		Extent of variance requested
<u>EP-2</u>							
LOT DATA							
Lot Area	32,670	SF	61,403	SF	no change	SF	SF
Lot Frontage	250	FT	250	FT	no change	FT	FT
Lot Width	235.11	FT	235.11	FT	no change	FT	FT
Lot Depth	293.6	FT	293.6	FT	no change	FT	FT
Floodplain Buffer (if applicable)		FT		FT		FT	FT
Total Impervious Coverage	25	%	8.3	%	8.94	%	%
PRINCIPAL BUILDING							
Front Yard setback	50	FT	84	FT	no change	FT	FT
Left Side Yard setback	35	FT	81.4	FT	no change	FT	FT
Right Side Yard setback	50	FT	88	FT	no change	FT	FT
Rear Yard setback	50	FT	116.3	FT	no change	FT	FT
Building Height	35	FT	+/-16	FT	no change	FT	FT
ACCESSORY BUILDING - ext. shed							
Side Yard setback	15	FT	15	FT	no change	FT	FT
Rear Yard setback	15	FT	+/-152.0	FT	no change	FT	FT
Building Height	15	FT	+/- 10.0'	FT	no change	FT	FT

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

NEW ACCESSORY BUILDING/ DEATCHED CARPORT

FRONT : FACKLER RD NOT PERMITTED 52.3' SETBACK
FRONT: BRENTWOOD LANE NOT PERMITTED 54.4' SETBACK
HEIGHT:10'-0"