

**SURROUNDING OWNERS (WITHIN 200 FT.)**

BLOCK 2313 LOT 1.01  
ST ANNS CHURCH  
1253 LAWRENCE ROAD  
LAWRENCE TOWNSHIP, NJ 08648

BLOCK 2314 LOTS 1-3  
PASOWSKI, JACEK & WIESLAWA  
1331 LAWRENCE ROAD  
LAWRENCE TWP, NJ 08648

BLOCK 2314 LOT 4-5  
CARUSO, RONALD A  
1311 LAWRENCE ROAD  
LAWRENCE TWP, NJ 08648

BLOCK 2314 LOT 6  
GARIBOLA, CHRISTOPHER H JR  
16 LAWRENCE AVE  
LAWRENCE TWP, NJ 08648

BLOCK 2314 LOT 9  
MOLLINARY, JOHN  
20 LAWRENCE AVE  
LAWRENCE TWP, NJ 08648

BLOCK 2314 LOT 10  
LONGO-BALDWIN, KAREN  
1 EASTON COURT  
LAWRENCE TWP, NJ 08648

BLOCK 2314 LOT 11  
HARKNESS, JEFFERY & DOLORES  
28 LAWRENCE AVE  
LAWRENCE TWP, NJ 08648

BLOCK 2314 LOT 28  
CICCONI, MICHAEL & FAMILY TRUST  
14 WHITEMARSH DR  
LAWRENCE TWP, NJ 08648

BLOCK 2314 LOT 29-32  
RAMIREZ, LAZARO CRUZ  
25 FORREST AVE  
LAWRENCE TWP, NJ 08648

BLOCK 2314 LOTS 33-34  
BERRIEN, HARRY MARTIN  
19 FORREST AVE  
LAWRENCE TWP, NJ 08648

BLOCK 2314 LOT 35.01  
MOSZA, GREGORZ & WEISS, HANNA  
15 FORREST AVE  
LAWRENCE TWP, NJ 08648

TOWNSHIP OF LAWRENCE  
2207 LAWRENCE ROAD  
LAWRENCE TWP, NJ 08648

BLOCK 2404 LOT 14-15  
PCN LAWRENCEVILLE PROPERTY LLC  
1276-1208 LAWRENCE ROAD  
LAWRENCE TWP, NJ 08648

BLOCK 2404 LOT 16  
SUN, LIANG & NAN, LIN JUN  
516 PENNEVILLE RD  
ROBBINSVILLE, NJ 08820

BLOCK 2404 LOT 17  
STUDNICKA, IZABELA  
1300 LAWRENCE ROAD  
LAWRENCE TWP, NJ 08648

BLOCK 2404 LOT 18  
PARYSZ, DAVID S  
1308 LAWRENCE ROAD  
LAWRENCE TWP, NJ 08648

BLOCK 2404 LOT 19  
KAUFMAN, REBECCA MORGAN & MARK J  
640 SOUTH BROAD STREET  
PO BOX 8088  
TRENTON, NJ 08650-8088

BLOCK 2405 LOT 21  
VISCARDI, MANUEL LAZA  
LAWRENCE TWP, NJ 08648

SUN PIPE LINE, LP  
ATTN: P-O-M DEPT.  
1801 MARKET STREET  
28TH FLOOR  
PHILADELPHIA, PA 19103

SUNCO PIPE LINE L.P.  
RIGHT OF WAY DEPARTMENT  
MONTELLO COMPLEX  
626 FRITZTOWN ROAD  
SINKING SPRING, PA 19608

ELIZABETHTOWN GAS COMPANY  
ONE ELIZABETHTOWN PLAZA  
THIRD FLOOR EAST  
UNION, NJ 07083-1975

CORPORATE SECRETARY  
VERIZON  
540 BROAD STREET  
NEWARK, NJ 07101

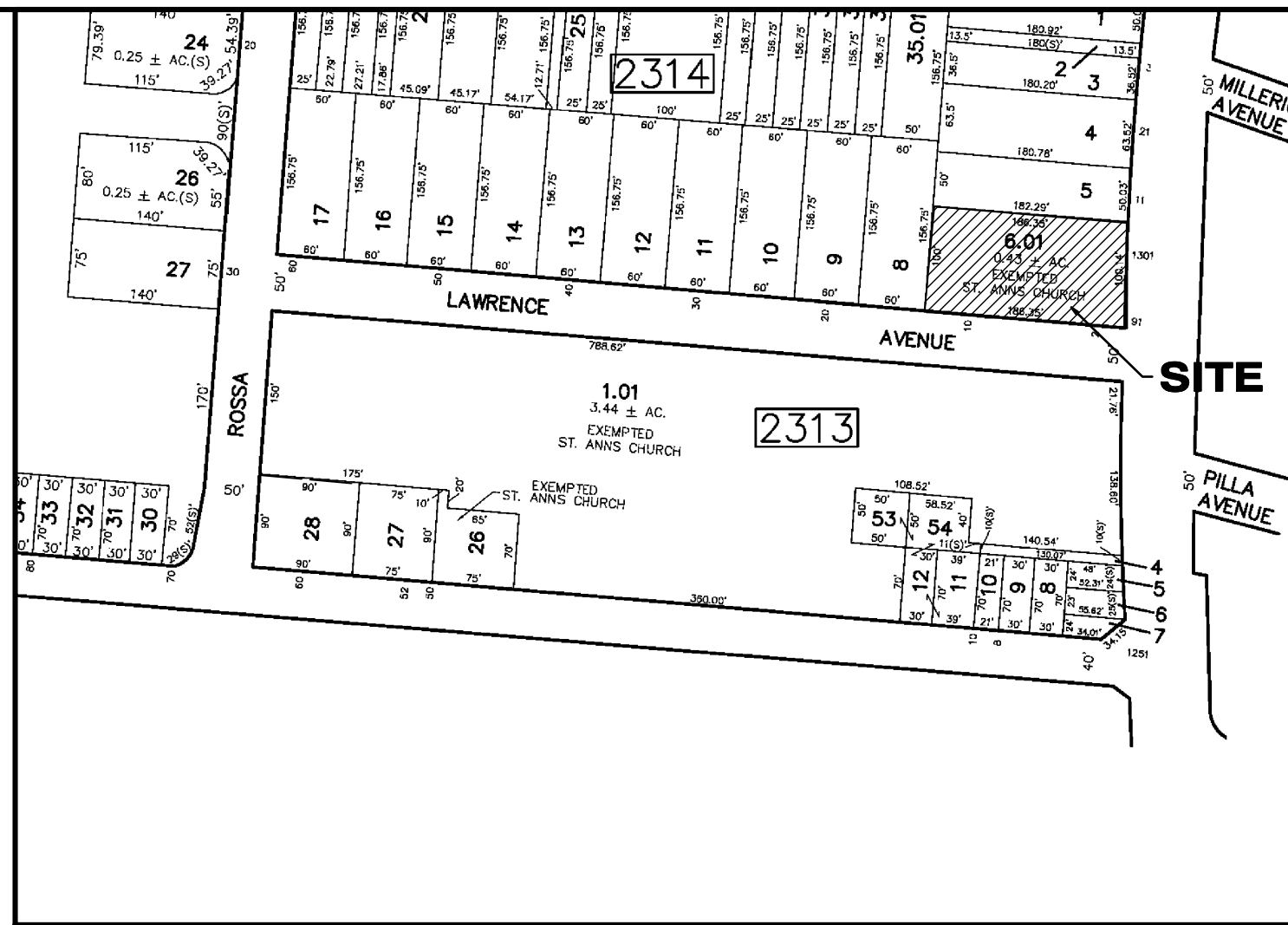
GENERAL MANAGER  
COMCAST CABLEVISION  
940 PROSPECT STREET  
TRENTON, NJ 08618

CORPORATE SECRETARY  
AT&T  
1 AT&T WAY  
BEDMINSTER, NJ 07921

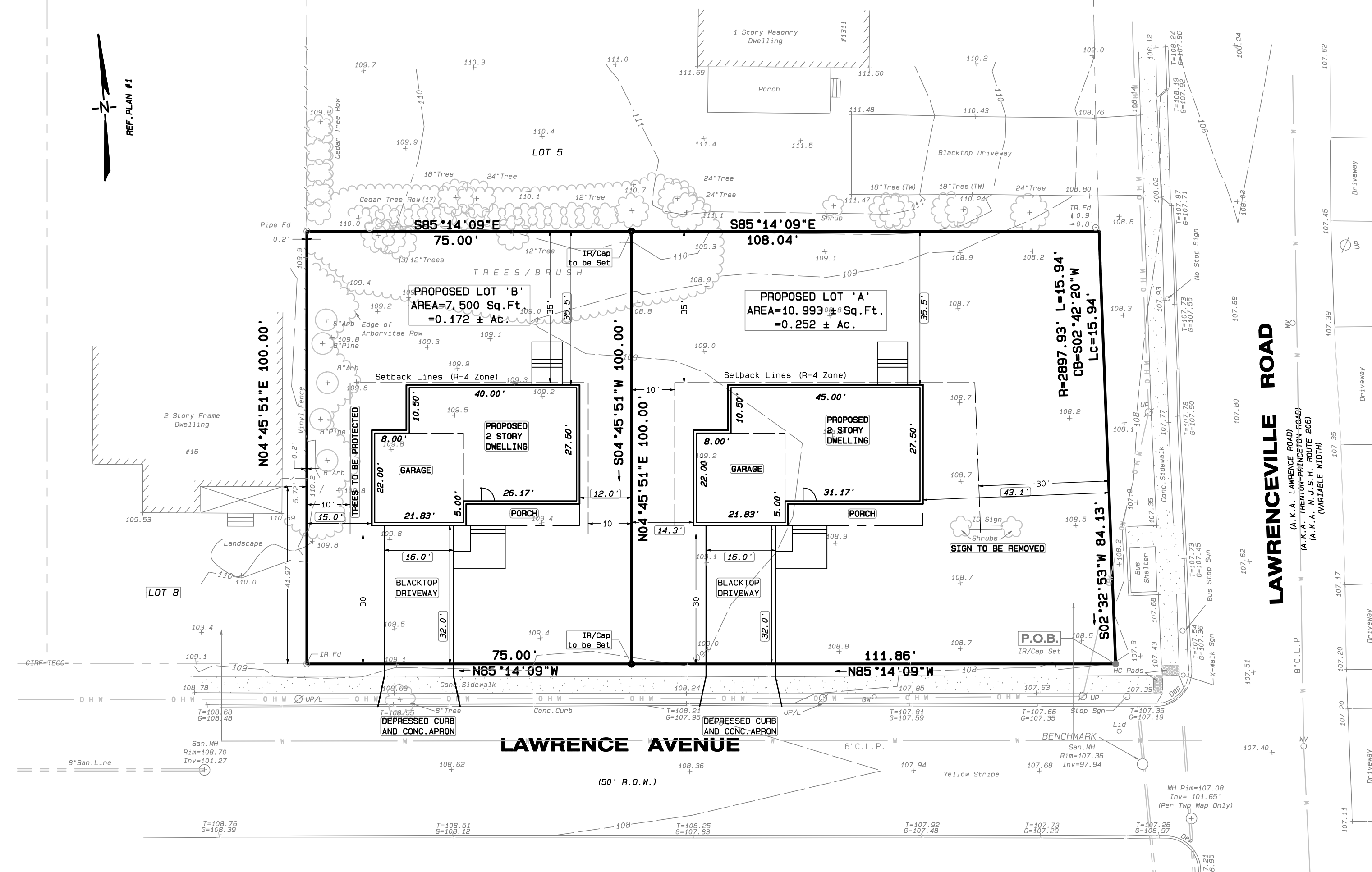
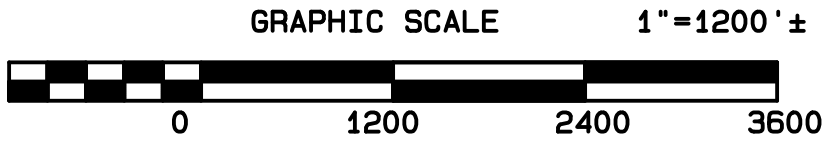
CORPORATE SECRETARY  
JERSEY CENTRAL POWER AND LIGHT  
300 MADISON AVENUE  
MORRISTOWN, NJ 07962

CORPORATE SECRETARY  
TRANSCONTINENTAL GAS  
PIPE LINE CORPORATION  
2800 POST OAK BOULEVARD  
HOUSTON, TX 77056

COMMISSIONER  
NJ DEPARTMENT OF TRANSPORTATION  
1035 PARKWAY AVENUE CN 800  
TRENTON, NJ 08625



**ZONE MAP**



**NOTE: SUBJECT PROPERTY IS LOCATED IN THE EGI ZONE AND ALL VARIANCES REQUESTED ARE BASED ON EGI ZONE REQUIREMENTS. THE R-4 REQUIREMENTS ARE SHOWN HEREON ONLY TO DEMONSTRATE COMPLIANCE WITH THE SURROUNDING NEIGHBORHOOD, WHICH IS LOCATED IN THE R-4 ZONE (SEE ZONE MAP ABOVE)**

**VARIANCES REQUESTED**

- ALL REQUIREMENTS FOR EGI ZONE

**ZONING SCHEDULE: (EGI AND R-4 DISTRICT STANDARDS)**

DESCRIPTIONS	REQUIRED EGI	EXISTING LOT 6.01	REQUIRED R-4	PROPOSED LOT 'A'	PROPOSED LOT 'B'
Minimum Lot Area	5 Acres	18,493± SF (V)	7,500 SF	10,993± SF (V)	7,500 SF (V)
Minimum Lot Frontage	300 ft	100.07 ft (V) (RT 206)	60 ft	111.86 ft (V) (LAW. AVE)	75 ft (V)
Minimum Lot Width	300 ft	100.07 ft (V) (RT 206)	--	111.86 ft (V) (LAW. AVE)	75 ft (V)
Minimum Lot Depth	600 ft	100 ft (V)	--	100 ft (V)	100 ft (V)
Minimum Side Yard	100 ft	--	10 ft	14.3 ft (V)	12.0 ft (V)
Minimum Front Yard	100 ft	--	30 ft	32.0 ft (V)	32.0 ft (V)
Minimum Rear Yard	100 ft	--	35 ft	35.5 ft (V)	35.5 ft (V)
Maximum Impervious Surface Ratio	0.60	0%	0.60	0.211	0.287
Maximum Floor Area Ratio	.20	0%	--	.20	0.272 (V)
Maximum Building Height	50 ft	--	35 ft	31 ft	31 ft
Maximum square footage of living area (SFLA)	--	--	2.0 times the average SFLA of the Neighborhood context (Per Law.Twp)	LOT A AND B 2997 SF	WILL COMPLY
Maximum ratio of SFLA to lot area	--	--	2.0 times the average ratio of SFLA to lot area for the Neighborhood context (Per Law.Twp)	LOT A 3552 SF (Per Law.Twp) LOT B 2451 SF (Per Law.Twp)	WILL COMPLY
Min. useable yard area	--	--	20% of each yard	--	--
Neighborhood context distance	--	--	400 ft	--	--
DESCRIPTIONS ACCESSORY BUILDING					
Setbacks	75 ft	--	5 ft	--	--
Maximum Height	30 ft	--	15 ft	--	--

**NOTE: PROPOSED LOT YARD DATA AND IMPERVIOUS SURFACE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.**

**NOTE:**  
LOT IMPROVEMENTS SHOWN HEREON ARE CONCEPTUAL ONLY. FINAL ENGINEERING DESIGN WILL BE COMPLETED AND SUBMITTED FOR REVIEW UPON APPROVAL OF MINOR SUBDIVISION.

**APPROVED BY LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
ADMINISTRATIVE OFFICER	DATE
MUNICIPAL ENGINEER	DATE

**OWNER**

THE CHURCH OF SAINT ANN  
LAWRENCEVILLE, NJ  
1253 LAWRENCEVILLE ROAD  
LAWRENCEVILLE, NJ 08648

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

OWNER: PASTOR  
DATE

**APPLICANT**

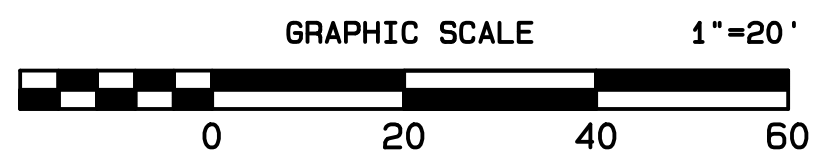
SYLVIA WARYWODA  
7 WILFRED DRIVE  
YARDELY, PA 19067

I HEREBY CERTIFY THAT I AM THE APPLICANT OF THIS PROJECT AND THAT I CONCUR WITH THE PLAN

APPLICANT: SYLVIA WARYWODA  
DATE

**MINOR SUBDIVISION GENERAL NOTES:**

- PROPERTY CORNER PINS SHALL BE SET, IF ACCESSIBLE, AND FIELD VERIFIED BY THE ENGINEERING DEPARTMENT. BONDING MAY BE SUBMITTED IN LIEU OF SETTING OF CORNER PINS TO ALLOW FINAL APPROVAL AND STAMPING OF THE PLAN.



**LEGEND:**

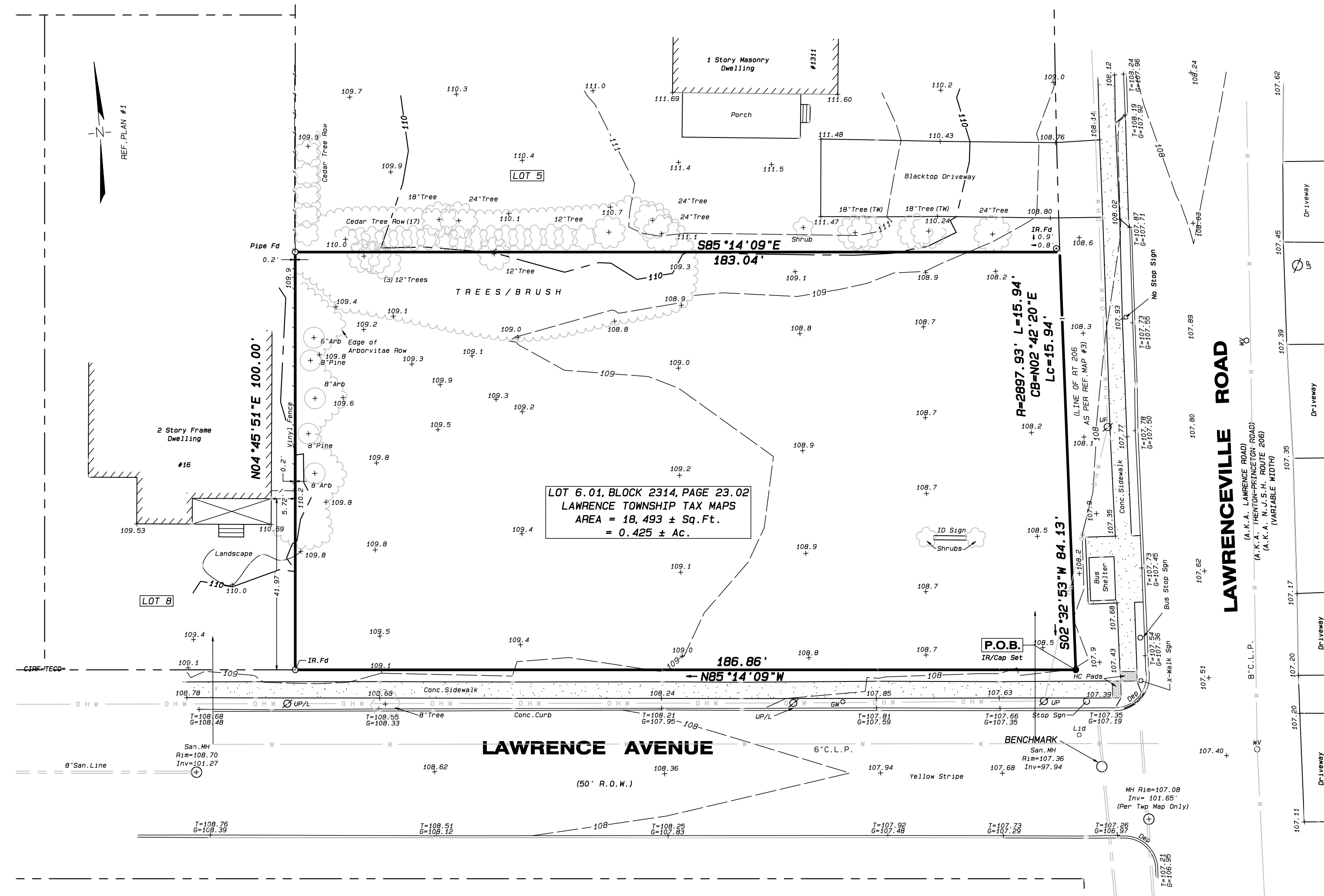
- T = Top Curb
- G = Gutter
- MH = Manhole
- San = Sanitary
- INV = Invert
- IR = Iron Rod
- UP/L = Utility Pole/Light
- GW = Guy Wire
- Dep = Depressed Curb
- WV = Water Valve
- P.O.B. = Point of Beginning
- R.O.W. = Right of Way

NO.	DATE	DESCRIPTION
1	4-10-26	ADD SURROUNDING OWNERS LIST
REVISIONS		

TRENTON ENGINEERING CO., INC.  
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS  
ESTABLISHED 1907  
2193 SPRUCE STREET TRENTON, N.J. 08638  
TEL. NO. 609-982-0616  
FAX. NO. 609-982-6004  
C.W. STRATTON, L.S.M.J.-43355 L.S.P.A.-9079872  
**CRAIG W. STRATTON**  
N.J. PROFESSIONAL LAND SURVEYOR  
No. 43355  
DATE 4/10/26

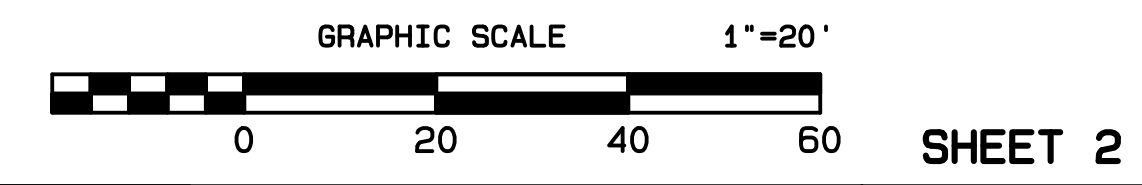
**MINOR SUBDIVISION**  
of  
**Lot 6.01, Block 2314**  
for  
**Sylvia Warywoda**  
in  
**TOWNSHIP OF LAWRENCE**  
**MERCER CO., NEW JERSEY**

CERTIFICATE OF AUTHORIZATION NO.		TAX MAP DATA	
LOT	BLOCK	PAGE	
6.01	2314	23.02	
DATE 11/18/25		INV. 45149	
DRAWN BY: BDS		SCALE 1"=20'	
FB.	PG.	FILE 110-5	



- SURVEY NOTES:**
1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
  2. PROPERTY CORNERS FOUND, OR SET, AS SHOWN.
  3. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT) NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
  4. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES. FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
  5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. TITLE SEARCH NOT PROVIDED.
  6. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
  7. HORIZONTAL DATUM: REFERENCE PLAN #1
  8. VERTICAL DATUM: NGVD 29 (APPROXIMATE), NOT VERIFIED.
  9. BENCHMARK LOCATED ON SITE: RIM OF SANITARY MANHOLE AT INTERSECTION OF LAWRENCE AVE AND LAWRENCEVILLE RD (RT 206), ELEVATION-107.36', AS SHOWN ON PLAN.
  10. THE STORM SEWER MANHOLES LOCATED WITHIN THE RIGHT OF WAY OF ROUTE 206 WERE SEALED CLOSED WITH BLACKTOP. THE SURVEYOR WAS UNABLE TO OPEN THE MANHOLES AND FIELD VERIFY EXISTING INVERTS. THE INVERTS SHOWN HEREON ARE BASED ON MEASUREMENTS CONTAINED IN NEW JERSEY STATE HIGHWAY DEPARTMENT PLANS, ROUTE 206 DATED 1989. THE LOCAL, COUNTY, OR STATE AUTHORITY SHOULD PROVIDE ACCESS TO THE MANHOLES IN ORDER TO FIELD VERIFY INVERTS PRIOR TO ANY CONSTRUCTION.

- REFERENCES:**
1. "AS-BUILT PLAN OF ST. ANN CHURCH FAITH DEVELOPMENT CENTER, TAX LOTS 1.01, 5.3 & 5.4, BLOCK 2313 IN LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY HOPEWELL VALLEY ENGINEERING, P.C. DATED OCTOBER 19, 2005.
  2. "PLAN OF TOPOGRAPHIC SURVEY OF ST. ANN'S CHURCH IN LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY TRENTON ENGINEERING COMPANY, INC. DATED APRIL 4, 1983.
  3. "MAP SHOWING PROPERTY TO BE CONVEYED BY THOMAS B. DECOU TO CHARLES P. MESSICK IN LAWRENCE TOWNSHIP" DATED JULY 1925.
  4. "REVISED PLAN OF PORTION OF BLOCK 'B' OF LAWRENCEVIEW" PREPARED BY TRENTON ENGINEERING COMPANY, INC. DATED FEB. 21, 1995 AND DULY FILED IN THE MERCER COUNTY CLERK'S OFFICE ON MAY 11, 1995 AS MAP #1086.
  5. LAWRENCE TOWNSHIP TAX MAPS, PAST AND PRESENT.



**LEGEND:**

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G	= Gutter
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P.O.B.	= Point of Beginning
R.O.W.	= Right of Way

NO.	DATE	DESCRIPTION
1	4/10/26	ADD WATERLINE LOCATION PER TOWN

**REVISIONS**

**TRENTON ENGINEERING CO., INC.**  
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS  
 ESTABLISHED 1907  
 2193 SPRUCE STREET TRENTON, N. J. 08638  
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**CRAIG W. STRATTON**  
 N.J. PROFESSIONAL LAND SURVEYOR  
 No. 43355

*Craig W. Stratton*  
 DATE 4/10/26

**PLAN OF TOPOGRAPHIC SURVEY**  
 of  
**Lot 6.01, Block 2314**  
 for  
**Sylvia Warywoda**  
 in  
**TOWNSHIP OF LAWRENCE**  
**MERCER CO., NEW JERSEY**

CERTIFICATE OF AUTHORIZATION NO.	TAX MAP DATA
24842052900	LOT BLOCK PAGE
	6.01 2314 23.02
	DATE 10/8/25
	INV. 45149
	DRAWN BY: BDS
	SCALE 1"=20'
	FB. PG.
	FILE 110-5