

Township of Lawrence
Mercer County NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: Cade Motor Company, Inc.

Block No. 1203 Lot No(s) 1

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>
Preliminary & Final Site Plan dated 12/12/22	

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

Jeffrey S. Richter, PE, ACT Engineers, Inc., 1 Washington Blvd., Suite 3, Robbinsville, NJ
James A. Miller, PP, AICP, 222 Nicholson Dr., Morrestown, NJ 08057

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ZB-1/23 AND SP-1/23

General Information

1. Applicant:

Name Cade Motor Company, Inc. Phone 609-670-6803
Address 2 Carnegie Rd. Fax _____
Lawrence, NJ Email cademotors@yahoo.com

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

Name JJB & V, LLC Phone 609-882-8400
Address 1011 Whitehead Rd., Ext. Fax _____
Ewing Twp., NJ 08638 Email reuler@kinglimoinc.com

3. Attorney (where applicable):

Name Jonas Singer, Esquire Phone 609-298-1350
Address Wells & Singer Law Office, LLC Fax 609-298-9158
789 Farnsworth Ave. Email jsinger@jerseylawyer.net
Bordentown, NJ 08505

4. Engineer (where applicable):

Name Jeffrey S. Richter, PE Phone 609-918-0200
Address ACT Engineers, Inc. Fax _____
1 Washington Blvd., Suite 3 Email jrichter@actengineers.com
Robbinsville, NJ 08691

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) 1 Block(s) 1203 Tax Map Pg(s) _____
Street(s) 2 Carnegie Rd.

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

Highway Commercial (HC)

8. Name of proposed development:

n/a

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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.

Cade Motor Company, Inc.

Applicant's signature

Eugene A Cuff
Eugene Cuff
(Print or type name)

Date

12-30-2022

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.

JJB & V LLC

Owner's signature

Robert Euler, Sr.
Robert Euler, Sr.
(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.

Cade Motor Company, Inc.

Applicant's signature

Eugene A Cuff
Eugene Cuff
(Print or type name)

Date

12-30-2022

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.

JJB & V LLC

Owner's signature

Robert Euler, Sr.
Robert Euler, Sr.
(Print or type name)

Date

12-30-2022

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ZB-1/23 AND SP-1/23

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	5 acres SF	SF	SF	SF
Lot Frontage	FT	500' FT	FT	FT	FT
Lot Width	FT	200' FT	FT	FT	FT
Lot Depth	FT	200' FT	FT	FT	FT
Parking Spaces		40			
Floodplain Buffer (if applicable)	FT	n/a FT	FT	FT	FT
Total Impervious Coverage	%	.70' %	%	%	%
PRINCIPAL BUILDING					
Front Yard setback	FT	25' FT	FT	FT	FT
Left Side Yard setback	FT	25' FT	FT	FT	FT
Right Side Yard setback	FT	25' FT	FT	FT	FT
Rear Yard setback	FT	60' FT	FT	FT	FT
Floor Area Ratio		15,000 sq.ft.			
Building Height	FT	less than 35' FT	FT	FT	FT
ACCESSORY BUILDING N/A					
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 "*".

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ZB-1/23 AND SP-1/23

Bulk Variance (Signage)

Existing and proposed signage requirements as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number				
Area	SF	SF	SF	SF
Setback	FT	FT	FT	FT
Height	FT	FT	FT	FT
Façade Sign				
Number				
Area	SF	SF	SF	SF

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

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Use Variance

Request is hereby made for permission to use erect, alter, or convert a building
contrary to the requirements of § Highway Commercial Zone of the Land Use Ordinance, or

for other relief as follows: Applicant requests approval to use the existing building and site, including signage, located at the intersection of Carnegie Road and Access Road (parallel to Rt. 1) for the purpose of a used car lot. Applicant now operates a used car lot within the Township and is required to relocate and seeks permission to utilize the subject site for used car sales. The existing site is improved and Applicant does not intend to make any interior or exterior alterations to the site.

1. List the zoning districts in which the proposed use is allowed: none

2. Describe the existing structure(s) located on the property and their current use:
6,000 sq. ft. building situated on 1.4 acres previously utilized by Owner as an office and parking for limousine service. The current use is vacant.

3. Describe the type and use of the structures located on the properties surrounding the subject property: Surrounding the site are commercial buildings, storage facility and vacant land.

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

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

