

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

Application Nos. ZB-1/22 & SP-3/22

Land Use Application Master Checklist

Name of Applicant: CareOne at Lawrence,L.L.C

Block No. 6601 **Lot No(s)** 2

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

- Type of approval sought (check all as appropriate):**
- | | |
|---|-----------|
| <input type="checkbox"/> Appeal from decision of Administrative Officer | Form A-1 |
| <input checked="" type="checkbox"/> Bulk Variance (parcel) | Form B-1 |
| <input checked="" type="checkbox"/> Bulk Variance (signage) | Form B-2 |
| <input type="checkbox"/> Bulk Variance (homeowner) | Form B-3 |
| <input checked="" type="checkbox"/> Contribution Disclosure Statement | Form DS-1 |
| <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 type="checkbox"/> Site Plan, Informal | N/A |
| <input type="checkbox"/> Site Plan, Waiver | N/A |
| <input type="checkbox"/> Site Plan, Minor | N/A |
| <input checked="" type="checkbox"/> Site Plan, Preliminary Major | N/A |
| <input checked="" type="checkbox"/> Site Plan, Final Major | N/A |
| <input checked="" type="checkbox"/> Subdivision, Minor | N/A |
| <input type="checkbox"/> Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> Subdivision, Final Major | N/A |
| <input checked="" 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>
Preliminary and Final Site Plan Set, by T&M Associates	1
Stormwater Statement, by T&M Associates	1
Geotechnical Investigation Logs, by RPM Engineering	1
Land Use Application	1
Architectural Plans, Pomarico Design Studio	1

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

Care One Management, LLC., 173 Bridge Plaza North, Fort Lee NJ 07024 (Architect Representative TBD)

T&M Associates, 11 Tindall Road, Middletown NJ 07748 (Planning Expert TBD)

T&M Associates, 11 Tindall Road, Middletown NJ 07748 (Traffic Engineering Expert TBD)

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name Joseph Straus Phone 201-242-4000
Address CareOne at Lawrence, L.L.C Fax _____
173 Bridge Plaza North, Fort Lee NJ 07024 Email JStraus@strausgroup.com

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

Name 3641 Lawrenceville Road L.L.C Phone 201-242-4000
Address 173 Bridge Plaza North, Fort Lee NJ 07024 Fax _____
_____ Email _____

3. Attorney (where applicable):

Name Thomas P. Scrivo, Esq.; Lawrence S. Cutalo Esq. Phone 973-239-2700
Address O'Toole Scrivo, LLC Fax _____
14 Village Park Rd., Cedar Grove NJ 07009 Email tscrivo@oslaw.com; lcutalo@oslaw.com

4. Engineer (where applicable):

Name Michael Thomas, P.E. Phone 732-865-9471
Address T&M Associates Fax _____
11 Tindall Road, Middletown NJ 07748 Email mthomas@tandmassociates.com

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.

Daniel E Straus 41.40%

DES 2009 Family Trust 21.05%

DES Holding Co Inc. 21.75%

6. Location of Land:

Lot No(s) 2 Block(s) 6601 Tax Map Pg(s) 66.02 & 66.04
Street(s) 3641 Lawrenceville Road

7. Zoning designation of parcel (see Zoning Map): EP-1

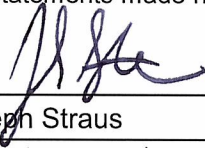
8. Name of proposed development: CareOne at Lawrence

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 
Joseph Straus
(Print or type name)

Date 5-20-2022

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.

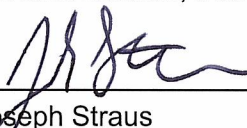
Owner's signature _____

(Print or type name)

Date _____

Acceptance of reasonable review & inspection costs:

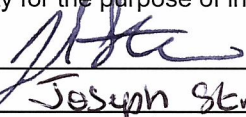
I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature 
Joseph Straus
(Print or type name)

Date 5-20-2022

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.

Owner's signature 
Joseph Straus
(Print or type name)

Date 5-20-2022

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 Zone: EP-1	Permitted for zone where proposed use is allowed ⁽¹⁾ Zone: SCR	Existing	Proposed	Extent of variance requested
LOT DATA					
Lot Area	N/A SF	Min.174,240SF	280,918 SF	237,366 SF	None SF
Lot Frontage	Min. 200 FT	Min. 200 FT	935.00 FT	851.10 FT	None FT
Lot Width	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT
Lot Depth	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT
Parking Spaces	N/A	85	3	126	None
Floodplain Buffer (if applicable)	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT
Total Impervious Coverage	Max. 8 %	N/A %	N/A %	44.78 %	36.78 %
PRINCIPAL BUILDING					
Front Yard setback	Min. 50 FT	Min. 100 FT	91.86 FT	73.37 FT	26.63 FT
Left Side Yard setback	Min. 50 FT	Min. 100 FT	472.25 FT	296.61 FT	None FT
Right Side Yard setback	Min. 50 FT	Min. 100 FT	397.73 FT	138.01 FT	None FT
Rear Yard setback	Min. 50 FT	Min. 100 FT	174.62 FT	38.64 FT	11.36 FT
Floor Area Ratio	N/A	N/A	9,581	113,931	N/A
Building Height	Max. 35 FT	N/A FT	42.4* FT	40.0 (a) FT	5 FT
ACCESSORY BUILDING					
Side Yard setback	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT
Rear Yard setback	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT
Dist. to Other Building	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT

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

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

(a) 47.0 FT including parapet

Township of Lawrence
Mercer County NJ
Department of Community Development

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	Max. 1	None	1	None
Area	Max. 20 SF	N/A SF	24 SF	4 SF
Setback	Min. 30 FT	N/A FT	20.52 FT	9.48 FT
Height	Max. 5 FT	N/A FT	6 FT	1 FT
Façade Sign				
Number	N/A	N/A	N/A	N/A
Area	N/A SF	N/A SF	N/A SF	N/A SF

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

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

Joseph Straus
CareOne at Lawrence LLC
May 24, 2022

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**

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
No donations have been made to Lawrenceville Township candidates in the past four (4) years.		

Provide additional pages as necessary

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

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

MICHAEL A. POMARICO, ARCHITECT, being duly sworn according to
(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, MICHAEL A. POMARICO, ARCHITECT

a property owner, developer, redeveloper or professional making an application in reference to a property
3641 Lawrenceville Road
identified as Township of Lawrence, Mercer County NJ 6601 Block 2 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]
(Signature)

Sworn to and Subscribed before
me this 5th day of
July 2022
[Signature]
(Notary Public)

DONNA RICHARDSON
Notary Public - State of New York
NO. 01R16203487
Qualified in Ulster County
My Commission Expires 04/06/2025

Township of Lawrence
Mercer County NJ
Department of Community Development

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**

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
NA	NA	NA

Provide additional pages as necessary

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

_____ , being duly sworn according to
Lawrence Cutalo, Esq.
(attorney)

law upon (his, her, their) oath, depose and say: I, _____ Lawrence Cutalo, Esq.

~~a property owner, developer, redeveloper or professional~~ Attorney for the Developer making an application in reference to a property
identified as _____ 3641 Lawrenceville Road _____ 6601, Lot 2
Property address Block Lot(s)

I 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 13th day of
July 2022

(Notary Public)



Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)


_____ Thomas P. Scrivo, Esq. _____, being duly sworn according to
(attorney)

law upon (his, her, their) oath, depose and say: I, _____ Thomas P. Scrivo, Esq. _____

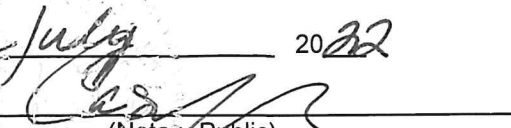
~~a property owner, developer, redeveloper or professional~~ Attorney for the Developer making an application in reference to a property
identified as _____ 3641 Lawrenceville Road _____ 6601, Lot 2
Property address Block Lot(s)

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 14 day of
July 2022


(Notary Public)

CASSANDRA VEEASMAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 2454384
My Commission Expires 2/21/2026

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

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

Use Variance

Request is hereby made for permission to use, erect, alter, or convert a Skilled nursing facility contrary to the requirements of § 401 (EP-1 District Regulations) of the Land Use Ordinance, or for other relief as follows: D(6) height variance for skilled nursing facility, 47-ft proposed where 35 ft. maximum permitted; D(6) height variance for single family home, 42.4-ft proposed where 35 ft. maximum permitted; additional bulk and dimensional variances set forth in the site plan drawings.

1. List the zoning districts in which the proposed use is allowed: Senior Citizen Residential (SCR), Office (O)

2. Describe the existing structure(s) located on the property and their current use: Existing single family home is abandoned on property.

3. Describe the type and use of the structures located on the properties surrounding the subject property: Bristol Meyer Squibb facility located on the property surrounding the subject property. Route 206 to the south and Province line Road to the east. Also to the east is the Lawrence Hopewell trail.

4. Has there been any previous appeal, request, or application to this or any other Township Boards or the Building Inspector involving these premises?
 X Yes No

If Yes, state the nature, date, application no. and disposition of said matter. Use Variance Application, Laurel Construction Management Assisted Living Associates of Lawrence, Denied 1997;
Use Variance Application, Laurel Construction Management Assisted Living Associates of Lawrence, Approved 1999;
Use Variance Application, CareOne, Skilled Nursing/Assisted Living; Denied without Prejudice 2011;
Appeal of Denial of Demolition Permit, Care One Management, Inc., Withdrawn 2021.

Township of Lawrence
Mercer County NJ
Department of Community Development

Property Owner's List Request Form

May 27, 2022

Date

TO: Department of Engineering

Please prepare a list of property owners within 200' of:

Block 6601 Lot(s) 2 Tax Map Page(s) 66.02 & 66.04

Application No. _____

Applicant: Name: Joseph Straus
Address: 173 Bridge Plaza North, Fort Lee NJ 07024
Phone No.: 201-242-4000
E-mail: JStraus@strausgroup.com

Contact: Name: Michael Thomas, P.E.
Address: 11 Tindall Road, Middletown NJ 07748
Phone No.: 732-865-9471
E-mail: mthomas@tandmassociates.com

The above list is requested to be provided by the Department of Engineering within seven (7) days as per Ordinance requirements.

Please Mail Request to: Township of Lawrence
Department of Engineering
2207 Lawrence Road
Lawrence Township NJ 08648

Please Note: There is a \$10.00 charge for the list. If the list is over forty (40) names, an additional \$0.25 per name will be charged. No list or recheck of same will be released until the required fee is paid.

Application: CareOne at Lawrence

Land Use Ordinance
Lawrence Township, Mercer County

§800-814

Table 8.2. Submission Checklist

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
1 Copy for Administrative Completeness 1. Submission of completed application forms. Quantity as specified. A. Planning Board B. Zoning Board	24	23 21	23 21	24 22	24 22	24 22	24 22	24 22
1 Copy for Administrative Completeness 2. Folded plot/plan submission. Quantity as specified. A. Planning Board B. Zoning Board	24	23 21	23 21	24 22	24 22	24 22	24 22	24 22
Provided 3. Protective covenants/deed restrictions. Quantity as specified. A. Planning Board B. Zoning Board	24	23 21	23 21	24 22	24 22	24 22	24 22	24 22
Provided 4. Name, signature license number, seal, address & telephone phone number of plan preparer, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X
Provided 5. Name, address and telephone number of owner and applicant.	X	X	X	X	X	X	X	X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
6. Title block denoting type of application, tax map sheet number, county, name of municipality, block and lot, and street location.	X	X	X	X	X	X	X	X
7. A key may not smaller than 1"=1,000 feet showing location of tract with reference to surrounding properties, streets, municipal boundaries, zoning, etc., within 500'.	X	X	X	X	X	X	X	X
8. A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X
9. Tract boundary - a heavy solid line.	X	X	X	X	X	X	X	X
10. North arrow, graphic scale and written scale.	X	X	X	X	X	X	X	X
11. Signature blocks for Chair, Secretary, Administrative Officer and Municipal Engineer.		X	X	X	X	X	X	X

	Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
			Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan	
						Preliminary	Final	Preliminary	Final
Provided	12. Appropriate certification blocks as required by Map Filing Law.					X	X		
Provided	13. Monuments as specified by Map Filing Law or Township Ordinance.		X			X	X		
Provided	14. Date of current property survey.	X	X	X	X	X	X	X	X
Provided	15. One (1) of three (3) standardized sheets: 30" x 42" 24" x 36" 8.5" x 14"	X	X	X	X	X	X	X	X
Provided	16. Subdivisions:								
	A. Less than 3 acre lot; scale no smaller than 1"=50'	X	X			X	X		
	B. greater than 3.0 acre lots; scale 1"-100'	X	X			X	X		
	NOTE: If more than one sheet is needed for development design, an overall subdivision tract map will be provided on one sheet.								

	Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
			Sub-division	Site Plan	General Development Plan	Subdivision		Site Plan	
						Preliminary	Final	Preliminary	Final
Provided	17. Site Plans: A. less than 1 acre; scale no smaller than 1"=30' B. 1 acre and large, scale 1"=50' NOTE: If more than one sheet is needed for development design, an overall tract map will be provided on one sheet.	X X		X X	X			X X	X X
Provided	18. Metes and bounds showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles as follows: A. Outer boundaries of lot(s) B. Proposed new interior lot(s) or rights-of-way								
Provided	19. Affidavit of ownership and owner's certification noted on plans.	X	X	X	X	X	X	X	X
Provided	20. Acreage of tract to nearest hundredth of an acre.	X	X	X	X	X	X	X	X
Provided	21. Date of original and all revisions.	X	X	X	X	X	X	X	X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
Provided 22. Size and location of any existing or proposed structures with all setbacks dimensioned (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	X
Provided 23. Location and dimensions of any existing or proposed rights-of-way and cartways (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	X
Provided 24. All proposed lot areas in square feet (general information for GDP and informal review/concept plan).	X	X	X	X	X	X	X	X
Waiver Requested 25. Copy of and delineation of any existing or proposed deed restrictions or covenants.	X (existing)	X	X	X (existing)	X	X	X	X
Waiver Requested 26. Any existing or proposed easement or land reserved for or dedicated to public use. A. Metes and bounds description.	X	X X	X X	X	X	X X	X	X X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
Waiver Requested 27. Development stages or staging plans (for GDP-general staging).	X			X (general)	X	X	X	X
Provided 28. List of required regulatory approval or permits.		X	X	X	X	X	X	X
Provided 29. List of variances required or requested.		X	X	X	X	X	X	X
Provided 30. Requested or obtained design waivers or exceptions.		X	X	X		X	X	X
To be provided 31. Payment of application/escrow fees. (see §900)	X	X	X	X	X	X	X	X
Provided 32. Property owners, existing land use, and lot lines of all parcels within 200' identified on most recent tax map sheet.	X	X	X	X	X	X	X	X
Provided 33. Survey of all existing streets, water courses, flood plains, wooded areas with trees measuring 8" or greater caliper (at D.B.H.), wetlands or other environmentally sensitive areas on and within 100' of site.	X (general)	X	X	X (general)	X	X	X	X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
N/A 34. Map showing the Stream Encroachment area at a scale being used by the applicant in submission, if applicable.		X	X	X	X	X	X	X
N/A 35. Map and report by a qualified wetlands specialist showing wetlands delineation at the same scale as the development plan, if applicable.		X	X	X	X	X	X	X
N/A 36. Topographical features of subject property from U.S.G.S. map.	X			X				
Provided 37. Existing and proposed contour intervals based on identified datum. Contours to extend at least 100' beyond subject property as follows: up to 3% grade=1', 3%+=2'. Proposed grading shall overlay existing topography.		X	X		X	X	X	X
Provided 38. Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary).	X (general)	X	X	X (general)	X	X	X	X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
N/A 39. Existing system of drainage of subject site and of any larger tract or basin of which it is a part.					X	X	X	X
Provided 40. Drainage area map.					X	X	X	X
Provided 41. Drainage calculations.		X (if applica- ble)	X (if applica- ble)		X	X	X	X
Provided 42. Storm water management plan and profiles.		X	X	X (general availability)	X	X	X	X
Provided 43. Soil permeability tests (if applicable), as witnessed by the designated Township official for such purposes. [Ord. 2350, 12/17/19]		X	X		X	X	X	X
Provided 44. Proposed utility infrastructure plans and supplier of resources, including sanitary sewer, water, telephone, electric and cable TV.		X	X	X (general availability)	X	X	X	X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
Provided 45. Finished elevations, corners of all structures or dwellings, existing or proposed first floor elevations.	X		X	X	X	X	X	
Provided 46. Construction details as required by Ordinance.					X	X	X	
Waiver requested 47. Road profiles.					X	X	X	
Provided 48. Proposed street names.					X	X	X	
Provided 49. New block and lot numbers confirmed with local assessor or municipal designee.		X			X	X		
Provided 50. Lighting plan & details.			X		X	X	X	
Provided 51. Landscape plan overlaid on grading plan, plant list, planting details and tree protection details. Plant list to include: botanical name, common name, quantity, size at time of planting, root condition, and spacing.			X		X	X	X	

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
52. Solid waste management plan, including recyclables.			X				X	X
53. Site identification signs, traffic control signs, and directional signs. Submit elevations and details including method of illumination.			X		X	X	X	X
54. Sight triangles		X	X		X	X	X	X
55. Vehicular and pedestrian circulation patterns including handicap access (less detail necessary for informal review/concept plan & GDP stages.)	X (general)		X	X (general)	X	X	X	X
56. Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X (general)	X	X	X (general)	X	X	X	X
57. Preliminary architectural plans, front, rear, and side building elevations. Calculation for SFLA for single family development in R-3, R-4 & R-5 zoning districts. [Ord. 1934-07]		X	X		X		X	X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
58. Tree protection zones and tree save areas (see §541.D)			X		X	X	X	X
59. Environmental Impact Statement (see §812)				X (general)	X		X	
60. Community Impact Statement (see §813)				X (general)	X		X	
61. Circulation Impact Study (see §814).				X (general)	X		X	
62. Contribution Disclosure Statement [Ord. 1949-07, 9/4/07; Ord. 1951-07, 11/7/07]				X	X	X	X	X

X = Denotes Required Submission.



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COMG-00001

July 21, 2022

James F. Parvesse, PE
Township of Lawrence Zoning Board of Adjustments
2207 Lawrenceville Road
Lawrence Township, NJ 08648

**RE: Major Site Development Plans for CareOne at Lawrence
CareOne Management, LLC- Proposed Skilled Nursing, Assisting Living, and Memory Care Facility
Block 6601, Lot 2
Township of Lawrence, Mercer County, NJ**

Dear Mr. Parvesse,

On behalf of the applicant, Care One Management LLC, T&M requests the following relief from the Land Use Ordinance of the Township of Lawrence dated 12/17/2019, as amended:

Variations Requested:

Use Variations (D):

Single Family Residential:

- a) **D(1)** Use Variance for §401 (EP-1 District Regulations):
 - i) The project is proposing a Skilled Nursing facility which is not a permitted EP-1 use. We are requesting a Use Variance.

- b) **D(6)** Height Variance for Single Family home:
 - i) Per §401.F.5a, the maximum building height for principal use is 35-ft. Proposed single family residence to be relocated has a total building height of 42.4-ft which is an existing nonconformance.

Assisted Living/Skilled Nursing Facility:

- a) **D(6)** Height Variance for Assisted Living/Skilled Nursing facility:
 - i) Per §401.F.5a, the maximum building height for principal use is 35-ft. The proposed CareOne facility will have a total building height of 47-ft.

Bulk Variations (C):

Single Family Residential:

- a) Minimum Front Yard:
 - i) Per §401.F.1, minimum front yard required is 75-ft. Proposed relocated single family building front yard will be 37.67-ft.

- b) Maximum Impervious Surface Ratio:
 - i) Per §401.F.1, maximum impervious surface ratio required is 0.14. Proposed relocated single family building impervious surface ratio will be 0.24.

Assisted Living/Skilled Nursing Facility:

- a) Minimum Front Yard:
 - i) Per §401.F.4c, minimum front yard required is 100-ft. Proposed CareOne facility front yard will be 73.37-ft.

- b) Minimum Rear Yard:
 - i) Per §401.F.4e, minimum rear yard required is 50-ft. Proposed CareOne facility rear yard will be 38.64-ft.



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- c) Maximum Sign Area:
 - i) Per §535.U.5a, the maximum sign area is 20 square feet. Proposed CareOne free-standing sign will be 24 square feet.
- d) Maximum Sign Height:
 - i) Per §535.U.5a, the maximum sign height is 5-ft. Proposed CareOne free-standing sign will be 6-ft high.
- e) Sign Setback:
 - i) Per §535.U.5b, minimum sign setback from the roadway is 30-ft. Proposed CareOne free-standing sign will be 20.52-ft from the roadway.
- f) Landscaping Buffer:
 - i) Per §525.H Table 5.10, the required landscaping buffer from an institutional use to a residential use is 50-ft. The proposed buffer between proposed lots 2.01 (Single Family Residential) and 2.02 (Assisted Living/Skilled Nursing) is 37.23-ft.

Waivers Requested:

- **Land Use Ordinance Checklist #25 Copy of and delineation of any existing or proposed deed restrictions or covenants.**
 - Will provide as condition of approval.
- **Land Use Ordinance Checklist #26 Any existing or proposed easement or land reserved for or dedicated to public use.**
 - Will provide proposed easement metes and bounds description as condition of approval.
- **Land Use Ordinance Checklist #27 Development stages**
 - Will provide proposed staging plans as condition of approval.
- **Land Use Ordinance Checklist #47 Road Profiles**
 - Roadway profiles are pending comments from NJ DOT and will be provided as condition of approval.
- **Land Use Ordinance Checklist #59 Environmental Impact Statement**
 - See environmental mapping within Stormwater Statement.
- **Land Use Ordinance Checklist #60 Community Impact Statement**
 - To be provided by applicant under separate cover.

Specimen Tree Removal:

We will be removing 14 specimen trees. Their size and species are listed on the demolition plan.

Should you have any questions, or require any additional information please contact me at 732-865-9471.

Very truly yours,
T&M ASSOCIATES

Michael Thomas, PE
Department Manager



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COMG-00002

May 26, 2022

Township of Lawrence Planning Board
2207 Lawrenceville Road
Lawrence Township, NJ 08648

**RE: Affidavit – Freshwater Wetlands, Wetland Transition Areas, and State Open Waters Absence
CareOne Management, LLC- Proposed Skilled Nursing, Assisting Living, and Memory Care Facility
Block 6601, Lot 2
Township of Lawrence, Mercer County, NJ**

The undersigned hereby certifies that an inspection was conducted at the subject site by T&M Associates on September 27th, 2021. The inspection was conducted throughout the site and within vegetated areas that are immediately adjacent to the site. The inspection was conducted to determine the presence/absence of any jurisdictional freshwater wetlands, freshwater wetland transition areas, and/or State open waters that could potentially be affected by the proposed site development project. A copy of the Field Summary Report is attached to this Affidavit for reference.

Conclusion – No jurisdictional freshwater wetlands, transition areas, or State open waters were observed within or adjacent to any areas that could be affected by the proposed site development project.

I hereby certify these findings to be true and accurate.

By: Eric E. Nathanson, Supervising Environmental Scientist/Client Manager and Associate
T&M Associates

Date: May 26, 2022

Witness:

G:\Projects\COMG\00002\Plans\Record\Submissions\Wetlands Presence-Absence Affidavit-2022-05-24-EEN.docx

FIELD SUMMARY REPORT

PROJECT: CareOne - Rt. 206 Lawrence
Township -Wetland Assessment

PROJECT No.: COMG00001

DATE: 9/27/2021

BY: Melissa Barnes & Toni Sapio

LOCATION: 3641 Lawrenceville-Princeton
Road, Lawrence Township, Mercer
County, NJ

WEATHER: 70's-80's, Clear & Sunny

DESCRIPTION OF WORK PERFORMED/OBSERVATIONS

T&M Associates performed a wetland assessment on September 27, 2021 to investigate the presence/absence of jurisdictional freshwater wetlands within and immediately adjacent to the subject site. The site contains a historic house with associated garage and basketball court and hoop. Other structures found at the site included a well, outdoor brick oven, and concrete patio. An unimproved driveway exists along Lawrenceville-Princeton Road. The site is primarily vacant open grass field with forested areas along the northern and eastern perimeters.

NJ Geoweb and USDA Soil Survey data were reviewed prior to the site visit to provide an understanding of site conditions. During the site visit, T&M reviewed onsite soil conditions, characteristic vegetation, and area hydrology to confirm the presence/absence of site wetlands. T&M assessed the entirety of the site as well as its perimeters to review conditions and confirm the presence/absence of site wetlands. Based on the aforementioned review of USDA Soil data, mapped soil on-site is upland soil identified as QukB (Quakertown silt loam, 2 to 6 percent slopes) (Mercer County Web Soil Survey, 9/2021). QukB is a well- drained, non-hydric silt loam with a water table greater than 80 inches in depth. Five (5) soil borings were advanced during the assessment as SB-1 through SB-5. Soils evaluated at each boring location were found to be upland loam with no hydric indicators. Soils found at the site generally matched the soil survey mapping and were found to be non-hydric.

Site vegetation primarily consisted of wisteria, switchgrass (*Panicum virgatum*), snakeroot (*Ageratina* spp.), raspberry (*Rubus idaeus*), spruce trees (*Picea* spp.), cedar trees (*Cedrus* spp.), black walnut (*Juglans nigra*), Japanese maple (*Acer palmatum*), serviceberry (*Amelanchier* spp.), smartweed (*Polygonum* spp.), black cherry (*Prunus serotina*), goldenrod (*Solidago* spp.), poison ivy (*Toxicodendron radicans*), tearthumb (*Persicaria sagittate*), stiltgrass (*Microstegium vimineum*), and northern catalpa (*Catalpa speciosa*). These species are classified from facultative to facultative-upland species.

CONCLUSION

In conclusion, no wetlands or primary wetland indicators are on or immediately adjacent to the subject site.