



YOUR GOALS. OUR MISSION.

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:

**VariANCES Requested:**

***Use Variances (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 Variances (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