

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

**Name of Applicant:** Diocese of Trenton

**Block No.** 4801 **Lot No(s)** 3

- |  |   |
|--|---|
| <p><b>Required for all applications:</b></p> <p><input checked="" type="checkbox"/> General Information</p> <p><input checked="" type="checkbox"/> Certifications</p> <p><input checked="" type="checkbox"/> Taxpayer Identification number &amp; certification</p> <p><b>Type of approval sought (check all as appropriate):</b></p> <p><input type="checkbox"/> Appeal from decision of Administrative Officer</p> <p><input checked="" type="checkbox"/> Bulk Variance (parcel)</p> <p><input type="checkbox"/> Bulk Variance (signage)</p> <p><input type="checkbox"/> Bulk Variance (homeowner)</p> <p><input type="checkbox"/> Contribution Disclosure Statement</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Informal</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Lot Consolidation</p> <p><input type="checkbox"/> Site Plan, Informal</p> <p><input type="checkbox"/> Site Plan, Waiver</p> <p><input type="checkbox"/> Site Plan, Minor</p> <p><input type="checkbox"/> Site Plan, Preliminary Major</p> <p><input type="checkbox"/> Site Plan, Final Major</p> <p><input checked="" type="checkbox"/> Subdivision, Minor</p> <p><input type="checkbox"/> Subdivision, Preliminary Major</p> <p><input type="checkbox"/> Subdivision, Final Major</p> <p><input checked="" type="checkbox"/> Use Variance</p> <p><input checked="" type="checkbox"/> Other (specify)</p> | <p><b>Complete form:</b></p> <p>Form G-1</p> <p>Form C-1</p> <p>IRS form W-9</p><br><p>Form A-1</p> <p>Form B-1</p> <p>Form B-2</p> <p>Form B-3</p> <p>Form DS-1</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>Form U-1</p> <p>Permit for structure on a lot with no public street frontage</p> |
|--|---|

**List all accompanying material:**

<u>Description</u>	<u>Number Submitted</u>
<u>Minor Subdivision Plan</u>	<u>1</u>
_____	_____
_____	_____
_____	_____

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

Scot Pirozzi, 701 Lawrenceville Road, Lawrence Twp., N.J. 08648

D. Geoffrey Brown, NJPE&LS, P.O. Box 610, Princeton Junction, N.J. 08550

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

S-4/22  
ZB-2/22

**General Information**

**1. Applicant:**

Name Diocese of Trenton Phone 609-406-7400  
Address 701 Lawrenceville Road Fax \_\_\_\_\_  
Lawrence Twp., N.J. 08648 Email spiroz@dioceseoftrenton.org

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

Name Same as Applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
\_\_\_\_\_ Email \_\_\_\_\_

**3. Attorney (where applicable):**

Name Dino Spadaccini Phone 609-912-0100  
Address 98 Franklin Corner Road Fax 609-912-0400  
Lawrenceville, NJ 08648 Email dino@spadlaw.com

**4. Engineer (where applicable):**

Name D. Geoffrey Brown, NJPE&LS Phone 609-799-1906 ext. 12  
Address 53 North Post Road Fax 609-799-1524  
Princeton Junction, N.J. 08550 Email gbrown@pjepc.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.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Location of Land:**

Lot No(s) 3 Block(s) 4801 Tax Map Pg(s) 48  
Street(s) Denow, Lawrence-Pennington & Trenton-Princeton Roads  
and Route 295

**7. Zoning designation of parcel (see Zoning Map):** EGI-Education, Government & Instit.

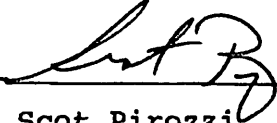
**8. Name of proposed development:** Diocese of Trenton

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

**Certifications**

**Certification of applicant:**

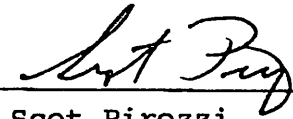
I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature  Date 10/17/22  
Scot Pirozzi  
(Print or type name)

**Owner's consent to filing of application:**

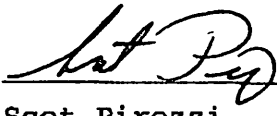
If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

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 10/17/22  
Scot Pirozzi  
(Print or type name)

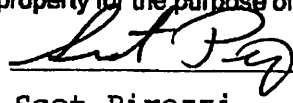
**Acceptance of reasonable review & inspection costs:**

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 10/17/22  
Scot Pirozzi  
(Print or type name)

**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 10/27/22  
Scot Pirozzi  
(Print or type name)

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

**Bulk Variance (Parcel)**

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

	Permitted for zone In which property is located	Permitted for zone where proposed use is allowed <sup>1</sup>	Existing Lot 3	Proposed Lot 3.01	Extent of variance requested
<b>LOT DATA</b>					
Lot Area ***	25 AC	AC	34.74 AC	31.723 AC	— AC
Lot Frontage	300 FT	FT	4738.73 FT	4738.73 FT	— FT
Lot Width	300 FT	FT	1800 +/- FT	1800 +/- FT	— FT
Lot Depth	600 FT	FT	1100 +/- FT	1100 +/- FT	— FT
Parking Spaces	1 space/3 beds		436	394	
Floodplain Buffer (if applicable)	— FT	FT	— FT	— FT	— FT
Total Impervious Coverage	60 %	%	34.9 %	33.4 %	— %
<b>PRINCIPAL BUILDING</b>					
Front Yard setback	100 FT	FT	59.3* FT	59.3* FT	40.7 FT
Left Side Yard setback	100 FT	FT	— FT	— FT	— FT
Right Side Yard setback	100 FT	FT	— FT	— FT	— FT
Rear Yard setback	100 FT	FT	— FT	20.1* FT	— FT
Floor Area Ratio	20 %	%	23.3* %	20.4** %	0.4 %
Building Height	50/80 FT	FT	23/85* FT	23/85* FT	— FT
<b>ACCESSORY BUILDING</b>					
Side Yard setback	75 FT	FT	— FT	— FT	— FT
Rear Yard setback	75 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 "--"**

- \*\* Variance required
- \*\*\* Health Care Uses
- \*\*\*\* Buildings within 500 ft. of tract perimeter - 50 ft.  
 Buildings in excess of 500 ft. from tract perimeter - 80 ft.

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

**Bulk Variance (Parcel)**

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

	Permitted for zone in which property is located	Permitted for zone where proposed use is allowed <sup>1</sup>	Existing Lot 3	Proposed Lot 3.02	Extent of variance requested
<b>LOT DATA</b>					
Lot Area ***	5 AC	AC	34.74 AC	3.013** AC	1.987 AC
Lot Frontage	300 FT	FT	4738.73 FT	0.00** FT	300 FT
Lot Width	300 FT	FT	1800 +/- FT	695+/- FT	--- FT
Lot Depth	600 FT	FT	1100 +/- FT	145.05** FT	454.95 FT
Parking Spaces	1 space/3 beds		436	42	---
Floodplain Buffer (if applicable)	--- FT	FT	--- FT	--- FT	--- FT
Total Impervious Coverage	60 %	%	34.9 %	51.1 %	--- %
<b>PRINCIPAL BUILDING</b>					
Front Yard setback	100 FT	FT	59.3* FT	135.1 FT	--- FT
Left Side Yard setback	100 FT	FT	--- FT	--- FT	--- FT
Right Side Yard setback	100 FT	FT	--- FT	37.9** FT	62.1 FT
Rear Yard setback	100 FT	FT	--- FT	33.5** FT	66.5 FT
Floor Area Ratio	20 %	%	23.3* %	34.2** %	14.2 %
Building Height	50/80 FT	FT	23/85* FT	30 +/- FT	--- FT
<b>ACCESSORY BUILDING</b>					
Side Yard setback	75 FT	FT	--- FT	--- FT	--- FT
Rear Yard setback	75 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 "\*\*"

- \*\* Variance required
- \*\*\* Congregate Care Facility
- \*\*\*\* Buildings within 500 ft. of tract perimeter - 50 ft.  
 Buildings in excess of 500 ft. from tract perimeter - 80 ft.

**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 \_\_\_\_\_  
contrary to the requirements of § \_\_\_\_\_ of the Land Use Ordinance, or  
for other relief as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. List the zoning districts in which the proposed use is allowed: \_\_\_\_\_  
\_\_\_\_\_

2. Describe the existing structure(s) located on the property and their current use: \_\_\_\_\_  
\_\_\_\_\_

3. Describe the type and use of the structures located on the properties surrounding the subject  
property: \_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SEE PLANS AND  
RIDER TO  
APPLICATION**

## **RIDER TO APPLICATION**

of

### **DIOCESE OF TRENTON**

**Applicant/Owner:** Diocese of Trenton  
**Property:** 2391 Lawrenceville Road  
Block 4801, Lot 3, Tax Map Page 48  
**Application:** Minor Subdivision; Use Variance for Floor Area Ratio ("FAR") and  
Density Relief; Bulk Variance; Waiver Relief  
**Zone:** Education, Government, and Institutions ("EGI") Zoning District

The applicant and owner, Diocese of Trenton (the "Applicant"), is filing this application with the Lawrence Township Zoning Board for minor subdivision, use variance for floor area ratio ("FAR") relief pursuant to N.J.S.A. 40:55D-70(d)(4) and density variance relief pursuant to N.J.S.A. 40:55D-70(d)(5), and bulk variance approval, as well as waiver relief to permit a structure on a lot with no public street frontage, in connection with the property commonly known as 2391 Lawrenceville Road, known and designated as Block 4801, Lot 3, Tax Map page 48 on the tax maps of the Township of Lawrence, Mercer County, New Jersey (the "Property"). The property is located in the Education, Government and Institutions ("EGI") Zoning District.

The property was subject to two prior applications:

- i. The property was subject to a prior application for a density variance to expand the congregate care facility and bulk variance for setback from limited access highway and parking spaces, which application was granted on June 14, 2000 under decision file nos. ZB-05/00 and S-01/00, memorialized in a resolution no. 18-00Z adopted March 17, 2010.
- ii. The property was subject to a prior application for use variance, bulk variance and preliminary/final site plan approval to expand the congregate care facility, which application was granted on January 13, 2010 under decision file nos. ZB-5/09 and S-2/09, memorialized in a resolution no. 11-10z adopted August 9, 2000.

The property is an approximately 34.74-acre parcel containing a healthcare complex consisting of in-patient and out-patient rehabilitation care, residential health care, skilled nursing care, as well as a connected congregate care facility, as well as associated improvements including parking, landscaping, &c. The Applicant proposes to subdivide the parcel in order to separate the congregate care facility from the healthcare complex.

The following is a list of the relief required:

Proposed Lot 3.01, healthcare complex:

1. Minimum front yard setback of 100' is required, whereas 59.3' exists and 59.3' is proposed. This is a preexisting nonconforming condition.

2. Maximum floor area ratio of 20% is permitted whereas 23.3% exists and 20.4% is proposed. This is a reduction of the preexisting nonconforming condition.
3. Maximum building height of 50' is permitted whereas 85' exists and 85' is proposed. This is a preexisting nonconforming condition.
4. Maximum rear yard setback of 100' is required whereas 20.1' is proposed. This condition will be created as a result of the proposed subdivision.

Proposed Lot 3.02, congregate care facility:

1. Minimum lot area of 5 acres is required whereas 3.013 acres is proposed.
2. Minimum lot frontage of 300' is required whereas 0' is proposed.
3. Minimum lot depth of 600' is required whereas 145.05' is proposed.
4. Minimum side yard setback of 100' is required whereas 37.9' is proposed.
5. Minimum rear yard setback of 100' is required whereas 33.5' is proposed.
6. Maximum floor area ratio of 20% is permitted whereas 34.2% is proposed.
7. Maximum density of 0.5 dwelling units per gross acre is permitted, whereas 11.62 units per gross acre are proposed.

The following zoning table is presented for your convenience and is also included on the plans and notes submitted herewith:

### EGI - Education, Government & Institutions District Zoning Requirements

<u>Minimum</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	
		<u>Lot 3</u>	<u>Lot 3.01</u>	<u>Lot 3.02</u>
Lot Area (ac)***	25/5	34.74	31.723	3.013**
Lot Frontage (ft)	300	4738.73	4738.73	0.00**
Lot Width (ft)	300	1800±	1800±	695±
Lot Depth (ft)	600	1100±	1100±	145.05**
Front Yard (ft)	100	59.3*	59.3*	135.1
Side Yard (ft)	100	254.2	254.2	37.9**
Rear Yard (ft)	100	---	20.1**	33.5**
Setback for Accessory Uses	75	---	---	---
<u>Maximum</u>				
ISR (%)	60	34.9	33.4	51.1
FAR (%)	20	23.3*	20.4**	34.2**
Building Height				
<500' from Tract Perimeter	50	85*	85*	30±
>500' from Tract Perimeter	80	30±	30±	---
Accessory Use	30	---	---	---

\* Pre-Existing Variance Condition

\*\* Variance Required - Proposed Condition

\*\*\* Health Care Uses (Lot 3.01)/Congregate Care Facility (Lot 3.02)

\*\*\*\* Buildings within 500 ft. of tract perimeter - 50 ft.;

Buildings in excess of 500 ft. of tract perimeter - 80 ft.



The special reasons (i.e. positive criteria) by way of the purposes of zoning as set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., can be satisfied in connection with the proposed use. The aforesaid variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance.

Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).



December 7, 2022

VILLA VIANNEY SUBMISSION CHECKLIST WAIVERS RATIONALE

- (13) The applicant is requesting a partial waiver of the Township requirement that corner markers be set for the new lots. Corner markers have been set for new Lot 3.02 (Villa Vianney lot). A waiver is sought for setting most of the corners on remainder Lot 3.01 because most of those corners are angle points in the right-of-ways surrounding the lot. Corners have been set where remainder Lot 3.01 adjoins other lots. Additionally, State Plane coordinates have been shown for three (3) concrete monuments found or set on the lot boundaries.
- (33) In lieu of providing a survey of all streets, flood plains, wooded areas, wetlands and environmentally sensitive areas within 100 feet of the tract, an aerial photograph of the site and its surroundings has been added to the project plans. There are no flood plains, wetlands or environmentally sensitive areas on the tract, and no disturbance of any kind is proposed.
- (37) As with (33) above, since there is no disturbance proposed, there is no need for existing and proposed contours to permit proposed grading to overlay the existing topography. There will be no change to the topography.
- (38) The aerial photo that has been added to the plans shows wooded areas and other significant physical features both onsite and within 100 feet of the site boundary. Again, since there is no disturbance in connection with this application, all existing physical features will remain unchanged.
- (39) All stormwater management features previously approved and constructed on the site will remain undisturbed. As no new disturbance is proposed, there is no need for additional stormwater measures.