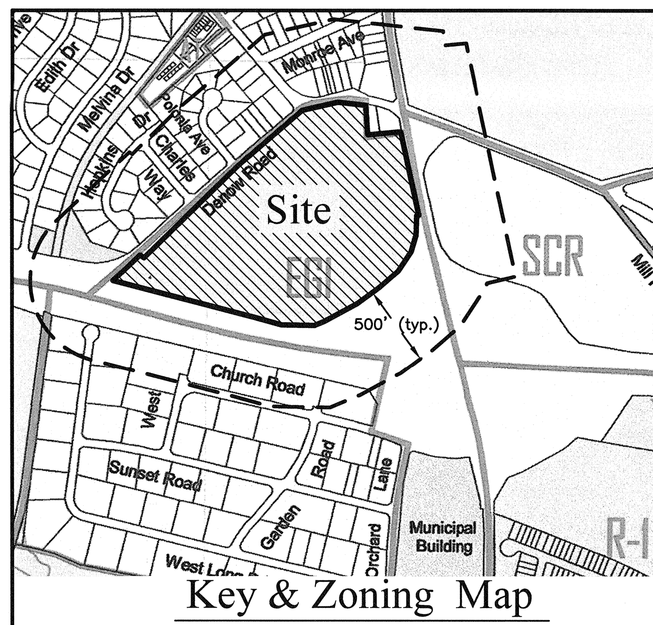


Key & Zoning Map

1" = 700'±

EGI Education, Government & Institutions
R–1 Residential 1
R–2B Residential 2B
SCR Senior Citizen Residential

Legend:

Subdivision of Diocese of Trenton
Block 4801 Lot 3 Zone EGI Education, Gov't. & Institutions
Date July 7, 2022 Scale 1"=50'
Applicant Diocese of Trenton
Address 701 Lawrenceville Road Trenton, N.J. 08638
Subdivision Control No.
We consent to the filing of this subdivision plat with the Planning Board of Lawrence Township.

Owner & Applicant: Diocese of Trenton — Date
701 Lawrenceville Road
Trenton, New Jersey 08638
609-406-7400
Verification that payment of municipal taxes or assessments is current.

Lawrence Township Clerk — Date
Minor Subdivision Approved — Date of Board Approval
Planning Board Chairman — Date
Planning Board Secretary — Date
Adinstrative Officer — Date
Minicipal Engineer — Date
Deed to subdivision must be filed with County Clerk within 190 days of date of Board approval.

Utilities List

Corporate Secretary Ewing-Lawrence Sewerage Authority 600 Whitehead Road Lawrenceville NJ 08648	Corporate Secretary Public Service Electric & Gas Company 80 Park Plaza, 4B Newark NJ 07101
N.J. American Water 1025 Laurel Oak Road Voorhees NJ 08043 ATTN. Donna Short	Elizabethtown Gas Company One Elizabethtown Plaza Third Floor East Union NJ 07063-1975
Corporate Secretary Trenton Water Works P. O. Box 528 Trenton NJ 08604	Corporate Secretary Verizon 540 Broad Street Newark NJ 07101
Aqua Water Company 2875 Erial Road Erial NJ 08081 ATTN: James Barbato	General Manager Comcast Cablevision 940 Prospect Street Trenton NJ 08618
RCN Corporation 105 Carnegie Center Princeton NJ 08540	Corporate Secretary AT&T 1 AT&T Way Bedminster NJ 07921
Mercer County Planning Board 640 South Broad Street P. O. Box 8068 Trenton NJ 08650-8068	Corporate Secretary Jersey Central Power and Light 300 Madison Avenue Morristown NJ 07962
Sun Pipe Line Company ATTN. R-O-W Department 1801 Market Street 20th Floor Philadelphia PA 19103-1699	Corporate Secretary Transcontinental Gas Pipe Line Corporation 2800 Post Oak Boulevard Houston TX 77056
Sunoco Pipe Line, L.P. Right-of-way Department Montello Complex 525 Fritztown Road Sinking Spring PA 19608	Commissioner N.J. Department of Transportation 1035 Parkway Avenue, CN 600 Trenton NJ 08625

Owners List

Block	Lot	Owner	Street	Town/State	Zip
4701	11	SAN FILIPPO, MARY E	4 DENOW ROAD	LAWRENCEVILLE, NJ	08648
	12	BROWER, WANDA	8 DENOW ROAD	LAWRENCEVILLE, NJ	08648
	13	ROBINSON, JOHN S, EILEEN & ET ALS TRUST	10 DENOW ROAD	LAWRENCEVILLE, NJ	08648
	14	ROBINSON, JAMES W	12 DENOW ROAD	LAWRENCEVILLE, NJ	08648
	15	20 DENOW ROAD, LLC	20 DENOW ROAD	LAWRENCEVILLE, NJ	08648
	16	REGAN, RICHARD A UX	4 POLONIA AVE	LAWRENCEVILLE, NJ	08648
	17.01	MAJID, MOHAMMAD & MORSHED, NUSART	1 POLONIA AVE	LAWRENCEVILLE, NJ	08648
	17.02	MASJULE, INGA	3 POLONIA AVE	LAWRENCEVILLE, NJ	08648
	19	THOMAS, LEONARD & MATUA, LAUREN	2 CHARLES WAY	LAWRENCEVILLE, NJ	08648
	20	RITTER, JACQUELINE A	4 CHARLES WAY	LAWRENCEVILLE, NJ	08648
	32	KABIA, FRANCIS OBAI & DULCIE	26 HOPKINS DRIVE	LAWRENCEVILLE, NJ	08648
	33	PONZO, ROBERT & SARA	28 HOPKINS DRIVE	LAWRENCEVILLE, NJ	08648
	34	GOEPPERT, MARC & NANCY BASTIEN	21 HOPKINS DRIVE	LAWRENCEVILLE, NJ	08648
	35	ROBERTS, DAVID & HOOBAN, JOHANNA	19 HOPKINS DRIVE	LAWRENCEVILLE, NJ	08648
	40	CHIARELLO, BRUCE W UX	3 CHARLES WAY	LAWRENCEVILLE, NJ	08648
	41	BUGDAL, VIOLA J ET AL	1 CHARLES WAY	LAWRENCEVILLE, NJ	08648
	42	TOWNSHIP OF LAWRENCE	2207 LAWRENCEVILLE RD	LAWRENCEVILLE, NJ	08648
	42	TOWNSHIP OF LAWRENCE C/O AT&T TOWER TAX	5405 WINDWARD PARKWAY	ALPHARETTA, GA	30004 3894
4801	1	5LPNJ, LLC	89 STONE HILL ROAD	COLTS NECK NJ	07722
	2	HINES LAWRENCEVILLE REALTY	2417 MAIN STREET	LAWRENCEVILLE, NJ	08648
4901	1	DIOCESE OF TREN-MORRIS HALL-ST LAWR	2381 LAWRENCEVILLE RD	LAWRENCEVILLE, NJ	08648
5701	6	ARC PANJOH54 LLC C/O NATIONAL TAX SRCH	303 E. WACKER DRIVE, STE 1040	CHICAGO IL	60601
	7	AUDET, GARY & KATRINA	10 LAWR-PENN RD	LAWRENCEVILLE, NJ	08648
	8	GERASIMOWICZ, DANIEL C.	12 LAWRENCE-PENN RD	LAWRENCEVILLE, NJ	08648
	9 - 11	COOKE, CASWELL & MARY	831 LAWRENCEVILLE RD	LAWRENCEVILLE, NJ	08648
	12.01	THARNEY, LEONARD J & DENISE	20 LAWR-PENN ROAD	LAWRENCEVILLE, NJ	08648
	13.01	GILLETT, RACHEL & LIMONGI, GALO	22 LAWR-PENN ROAD	LAWRENCEVILLE, NJ	08648
5801	1.01.2	TRUSTEES OF LAWRENCEVILLE SCHOOL	PO BOX 6126	LAWRENCEVILLE, NJ	08648

Brenda Kraemer, P.E.
Assistant Municipal Engineer

Monument Coordinate Table

Number	Northing	Easting
1	529,643.8742	426,730.7443
2	530,483.3926	426,902.0662
3	529,568.5330	425,159.0170

Parking Schedule

Proposed Lot 3.01	394
Proposed Lot 3.02	42
Total	436

Easement Line Table

Line	Bearing	Distance	Line	Bearing	Distance
E1	N 05°08'39" W	73.14'	E55	N 83°15'29" E	203.53'
E2	N 84°51'21" E	10.28'	E56	S 64°50'39" E	191.70'
E3	S 05°08'39" E	63.13'	E57	S 12°34'27" E	30.74'
E4	S 40°37'08" W	14.35'	E58	S 77°37'26" W	9.26'
E5	S 00°30'38" E	26.48'	E59	S 33°03'21" W	20.43'
E6	S 38°10'27" E	35.54'	E60	S 11°55'19" E	189.42'
E7	S 21°59'43" E	102.31'	E61	S 03°58'35" E	53.36'
E8	N 82°30'23" E	76.98'	E62	S 08°56'49" W	86.77'
E15	S 68°00'47" E	22.48'	E63	N 71°54'28" W	4.79'
E16	S 09°52'50" E	49.80'	E64	S 47°12'40" W	99.05'
E17	N 84°43'49" E	130.14'	E65	S 69°10'20" W	43.03'
E18	N 66°03'36" E	108.20'	E66	N 39°51'04" E	98.82'
E19	N 39°54'02" E	176.43'	E67	S 50°08'31" E	268.37'
E20	S 84°43'49" W	45.86'	E68	N 32°10'54" E	53.53'
E21	N 06°27'51" W	44.97'	E69	S 71°54'28" E	42.48'
E28	S 82°30'23" W	50.80'	E70	N 08°56'49" E	71.61'
E29	N 21°59'43" W	50.43'	E71	N 03°58'35" W	46.79'
E30	N 14°02'10" W	29.64'	E72	N 11°55'19" W	221.08'
E31	N 38°10'27" W	38.89'	E73	N 65°15'07" W	94.92'
E32	N 86°03'44" W	25.05'	E74	S 83°15'29" W	450.90'
E33	N 46°48'27" E	64.97'	E75	N 39°30'52" W	210.34'
E34	S 07°34'47" E	35.19'	E76	N 86°32'11" W	37.84'
E35	S 50°00'56" E	108.02'	E77	N 49°06'10" E	77.57'
E36	S 39°49'50" W	50.98'	E78	S 04°54'55" E	249.56'
E37	N 50°00'56" W	108.02'	E79	N 85°34'19" E	275.50'
E38	N 39°49'50" E	50.98'	E80	S 85°34'19" W	235.60'
E39	S 26°54'14" W	24.99'	E81	S 85°34'19" W	50.42'
E40	S 59°37'48" W	54.13'	E82	N 04°54'55" W	240.06'
E41	N 50°00'56" W	96.96'	E83	N 60°32'30" W	22.87'
E42	N 39°49'50" E	50.98'	E84	N 60°32'30" W	111.85'
E43	S 50°00'56" E	115.30'	E85	N 80°51'08" E	91.18'
E44	S 00°26'18" W	34.07'	E86	S 12°03'30" E	61.24'
E45	S 39°30'52" E	210.78'	E87	S 29°25'59" W	11.04'
E46	N 83°15'29" E	222.67'	E88	N 29°24'46" E	18.15'
E47	N 28°10'30" E	28.25'	E89	N 12°03'20" W	55.32'
E48	N 06°28'27" W	388.25'	E90	N 86°46'33" E	66.99'
E49	N 45°35'51" W	31.49'	E91	S 08°24'43" E	19.89'
E50	S 38°58'23" W	33.19'	E92	S 26°01'31" W	50.42'
E51	S 06°52'01" E	59.26'	E93	N 32°43'09" E	27.18'
E52	S 00°24'51" E	59.07'	E94	N 50°07'44" W	6.78'
E53	S 06°28'27" E	268.49'	E95	S 28°12'50" W	19.10'
E54	S 37°30'31" E	28.13'	E96	N 61°47'10" W	10.00'
			E97	N 28°12'50" E	65.91'
			E98	N 24°23'07" E	55.55'
			E99	N 27°24'32" E	45.79'

Easement Curve Table

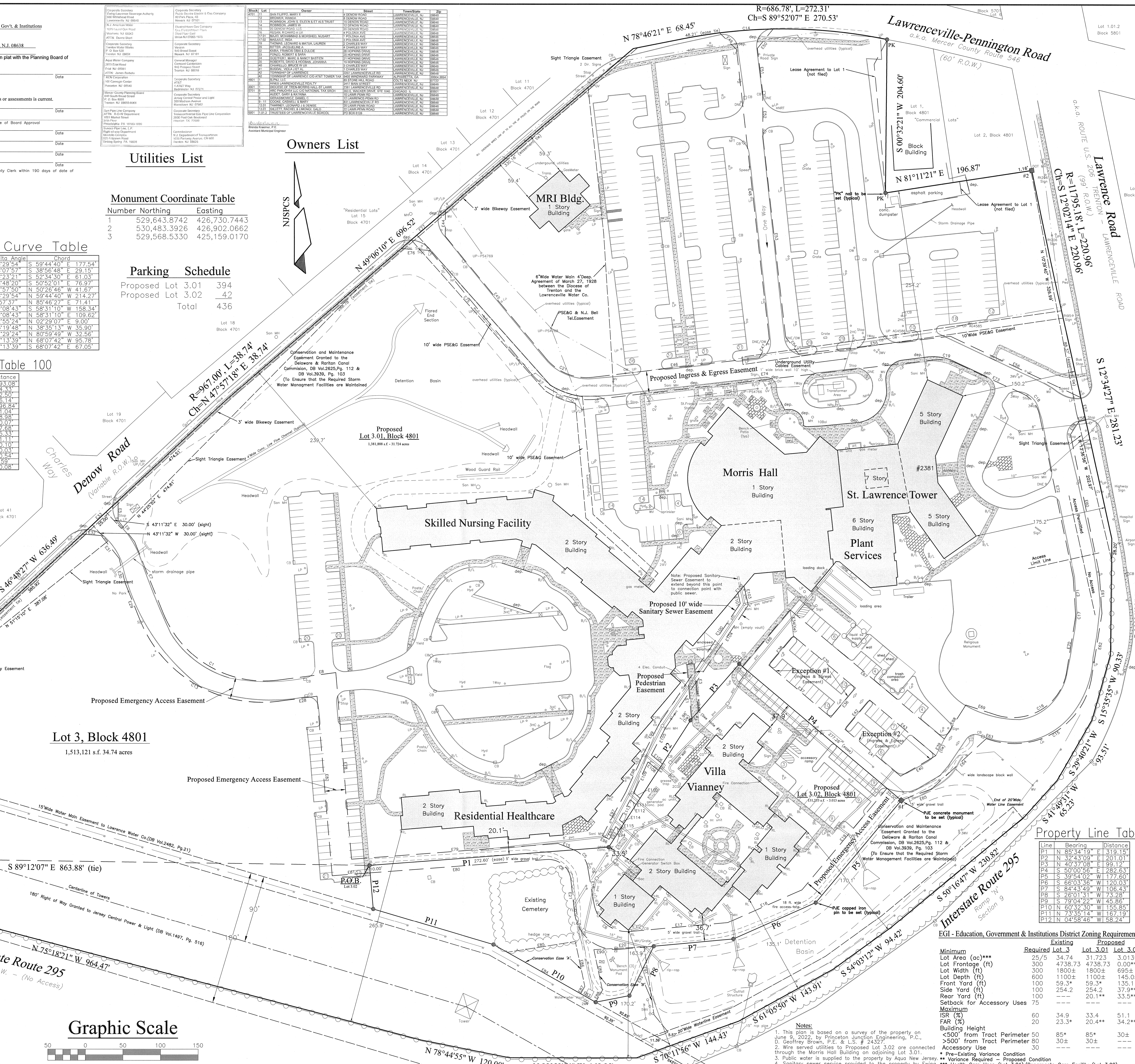
Curve	Radius	Arc Length	Delta Angle	Chord
C1	145.00'	191.07'	75°29'54"	S 59°44'40" E 177.54'
C5	30.00'	30.44'	58°07'57"	S 38°56'48" E 29.15'
C6	45.00'	67.06'	85°23'21"	S 52°34'30" E 61.03'
C7	55.00'	85.25'	88°48'20"	S 50°52'01" E 76.97'
C8	30.00'	46.06'	87°57'50"	N 50°26'46" W 41.67'
C13	175.00'	230.60'	75°29'54"	N 59°44'40" W 214.27'
C14	686.78'	71.44'	5°57'37"	N 85°46'27" E 71.41'
C15	104.00'	179.96'	99°08'43"	S 58°31'10" W 158.34'
C16	72.00'	124.59'	99°08'43"	N 58°31'10" E 109.62'
C17	40.00'	9.02'	12°55'24"	N 02°29'07" E 9.00'
C18	40.00'	37.23'	53°19'48"	N 38°35'13" W 35.90'
C19	60.00'	32.98'	31°29'24"	N 80°59'49" W 32.56'
C20	100.00'	99.88'	57°13'39"	N 68°07'42" W 95.78'
C21	70.00'	69.92'	57°13'39"	S 68°07'42" E 67.05'

Easement Line Table 100

Line	Bearing	Distance
E100	N 33°47'58" E	193.08'
E101	N 12°52'24" W	14.33'
E102	N 40°16'06" E	12.50'
E103	S 12°52'24" E	26.14'
E104	S 33°47'58" W	196.84'
E105	S 27°24'32" W	41.04'
E106	S 50°43'08" E	18.98'
E107	S 32°43'09" W	10.07'
E108	N 50°43'08" W	17.68'
E109	S 24°23'07" W	45.33'
E110	S 49°18'05" E	11.11'
E111	S 32°43'09" W	10.10'
E112	N 49°18'05" W	10.03'
E113	S 28°12'50" W	30.54'
E114	S 50°07'44" E	7.59'
E115	S 32°43'09" W	10.08'

Legend:

Symbol	Description
1Way	One Way Sign
3Way	Three Way Sign
AC	Air Conditioning Unit
CB	Storm Drainage Catch Basin
12" pvc/rcp	Storm Drainage Pipe
	Concrete Curb Line
	Dep. Conc. Curb Line
	Concrete Sidewalk/Bike Path
	Brick/Paver Patio Area
B/L	Bollard & Light
co	Clean Out
DNE	Do Not Enter Sign
DOT MH	D.O.T. Manhole
	Fence Line
FL	Fire Lane Sign
Flag	Flag Pole
GW	Gas Valve
Hyd	Hydrant
MH	Utility Manhole
NP	No Parking Sign
NRT	No Right Turn Sign
Ped	Pedestrian Sign
San MH	Sanitary Sewer Manhole
8" pvc	Sanitary Sewer Pipe
Speed	Speed Limit Sign
SL	Sign
Stop	Stop Sign
Street	Street Sign
UP	Utility Pole
UP/LP	Utility & Light Pole
w	Approx. Waterline
WV	Water Valve
hedge row	Woods Line/Hedge Row
Yield	Yield Sign



Property Line Table

Line	Bearing	Distance
P1	N 85°34'19" E	319.15'
P2	N 32°43'09" E	201.01'
P3	N 40°37'08" E	99.12'
P4	S 50°00'56" E	282.63'
P5	S 39°54'02" W	177.60'
P6	S 66°03'36" W	120.03'
P7	S 84°43'49" W	106.43'
P8	S 26°01'31" W	73.28'
P9	S 79°04'22" W	45.86'
P10	N 60°32'30" W	155.85'
P11	N 73°35'14" W	167.19'
P12	N 04°58'46" W	58.24'

EGI - Education, Government & Institutions District Zoning Requirements

		Existing	Proposed	
Minimum	Required	Lot 3	Lot 3.01	Lot 3.02
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	---	---	---
Maximum				
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.

Notes:

1. This plan is based on a survey of the property on June 9, 2022, by Princeton Junction Engineering, P.C., D. Geoffrey Brown, P.E. & L.S. # 24327.
2. Wire served utilities to Proposed Lot 3.02 are connected through the Morris Hall Building on adjoining Lot 3.01.
3. Public water is supplied to the property by Aqua New Jersey.
4. Sanitary sewer service provided to the property by Ewing Lawrence Sewerage Authority.
5. Covered walkway between buildings to be removed, if required.

Required Permits & Approvals:

1. Lawrence Township Planning Board
2. Mercer County Planning Board

Diocese of Trenton by:

Reference Plans:
1. "Preliminary for Review Only ALTA/NSPS Land Title Survey prepared for: Tryko Partners, LLC" scale 1"=50' dated March 25, 2022 and prepared by Millman National Land Services Canton, Ohio, Dennis P. Burkhard, NJPLS # 39685
2. Survey prepared by Trenton Engineering Company dated 2014.
3. "Preliminary and Final Site Plan for Villa Vianney Lawrenceville Road - Rte. 206 Lawrence Township, Mercer County New Jersey Block 4801 Lot No. 3 dated May 13, 2010, Sheets C-1 thru C-14 and prepared by Lanning Engineering Company, Inc. Francis A. Goeke, NJPE # 23574.
4. "Recoed Plan of Villa Vianney Part of Tax Lot 3, Block 4801 situate in Lawrence Township, Mercer County, New Jersey" scale 1"=20, dated May 13, 2011 and prepared by Hopewell Valley Engineering, P.C. Donald H. Kamp, NJPLS # 28953.

Graphic Scale

50 0 50 100 150
Scale 1" = 50'

Date	Description
11/29/22	revised per twp. comments

PJE
Princeton Junction Engineering, P.C.
Professional Engineers, Land Surveyors and Planners
P.O. Box 610 - 53 North Post Road
Princeton Junction, New Jersey 08550
Telephone: 609.799.1906 Facsimile: 609.799.1524 Email: pjepc@pjepc.com

D. Geoffrey Brown PE&PLS No.24327
Frank J. Falcone PLS No.32112
Kevin M. Brakel PE No.44194

D. Geoffrey Brown
N.J. Professional Engineer and Land Surveyor License No. 24327
DATE: 11/29/22

Minor Subdivision Plans
Minor Subdivision Plan
of # 2391 Lawrenceville Road
Lot 3, Block 4801, Tax Map Sheet #48 for
Diocese of Trenton
Lawrence Township * Mercer County * New Jersey

Date: July 7, 2022
Scale: 1" = 50'
Drawn: MC
Check: GB

Job#:Y220222
Dwg:01–Minor
View:plan

File #

Sheet 1 of 2