

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

Application No. \_\_\_\_\_

Name of Applicant: Pankaj Mohan

- |   |  |
|---|--|
| <p><b>Required for all applications:</b></p> <p>( ) General Information</p> <p>( ) Certifications</p> <p>( ) Taxpayer Identification number &amp; certification</p> | <p><b>Complete form:</b></p> <p>Form G-1</p> <p>Form C-1</p> <p>IRS form W-9</p> |
|---|--|

- 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 |
| ( ) 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>
Proposed Variance Plan	15
Architectural Plans	15

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

Peter Strong, P.E., Crest Engineering Associates, Inc.

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

Application No. \_\_\_\_\_

**General Information**

**1. Applicant:**

Name Pankaj Mohan Phone (317) 514-8886  
Address 3870 Princeton Pike Fax N/A  
Lawrence, NJ 08648 Email pankajmohan@hotmail.com

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

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

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

Name Benjamin A. Nadell, Esq. Phone (609) 452-3152  
Address Saul Ewing LLP Fax (609) 452-3122  
650 College Road East, Suite 4000 Email benjamin.nadell@saul.com  
Princeton, NJ 08540

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

Name Peter Strong, P.E. Phone (609) 448-5550  
Address 100 Rike Drive Fax (609) 448-5600  
Millstone, NJ 08535 Email pstrong@crestengineering.net

**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.**

Applicant is an individual.

**6. Location of Land:**

Lot No(s) 32.02 Block(s) 5101 Tax Map pg(s) \_\_\_\_\_  
Street(s) 3870 Princeton Pike

**7. Zoning designation of parcel (see Zoning Map):** EP-2

**8. Name of proposed development:** Residential Dwelling


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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.

Applicant's signature  Date 3/26/2023  
\_\_\_\_\_ Date \_\_\_\_\_

**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 3/26/2023  
\_\_\_\_\_ 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  Date 3/26/2023  
\_\_\_\_\_ Date \_\_\_\_\_

**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 3/26/2023  
\_\_\_\_\_ Date \_\_\_\_\_

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**Bulk Variance (Homeowner)**

(Attach additional pages as necessary)

Request is hereby made for permission to erect, alter or convert a                    (construct detached accessory structure in rear yard)                    contrary to the requirements of § 402.F. of the Land Use Ordinance, or for other relief as follows:                    permit maximum lot coverage of .139 whereas .13 is permitted in the EP-2 Zone.

\_\_\_\_\_

\_\_\_\_\_

1. Is the property a corner lot?           No
2. Is public sewer available to property?           Yes                Public Water?           Yes
3. Explain the **EXCEPTIONAL** conditions or circumstances uniquely affecting the property involved or the structures existing on the property which would cause peculiar and exceptional practical difficulties or undue hardship and which do not apply generally to other properties in the same zone or neighborhood or

Explain how the purposes of the municipal land use law would be advanced by the proposed deviation(s) from the zoning ordinance requirements and how the benefits of the proposed deviation(s) would be advanced by the benefits of the proposed deviation(s) would substantially outweigh any detriment:

\_\_\_\_\_

The Applicant obtained "c" variance relief from the Zoning Board on April 27, 2022 to permit a maximum impervious coverage ratio of .139 whereas the EP-2 Zone permits a maximum of .13. The prior approval included an attached addition to the existing dwelling and the Applicant now seeks to relocate the addition to the rear yard as an accessory structure. The Applicant will seek any additional variances, waivers or exceptions determined to be necessary by the Zoning Board and its professionals.

\_\_\_\_\_

4. State how the proposed variance(s) can be granted without substantial detriment to the public good.

\_\_\_\_\_

Applicant will provide testimony at the time of the public hearing.

\_\_\_\_\_

5. State how the proposed variance(s) will not substantially impair the intent and purpose of the zone plan and zoning ordinance:

\_\_\_\_\_

Applicant will provide testimony at the time of the public hearing.

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**Bulk Variance (Homeowner)**

Application No. \_\_\_\_\_

(Attach additional pages as necessary)

6. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for the variance.

N/A

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7. 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.  
Zoning Board of Adjustment Approval - Memorialized on April 27, 2022

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

Zoning District EP-2	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
<b>LOT DATA</b>				
Lot Area	2.5 ac. SF	3.183 ac. SF	3.183 ac. SF	SF
Lot Frontage	200 FT	205 FT	205 FT	FT
Lot Width	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT
Floodplain Buffer (if applicable)	FT	FT	FT	FT
Total Impervious Coverage	.13 %	.127 %	.139 %	.012 %
<b>PRINCIPAL BUILDING</b>				
Front Yard setback	100 FT	100+ FT	100+ FT	FT
Left Side Yard setback	50 FT	51 FT	51 FT	FT
Right Side Yard setback	50 FT	51 FT	51 FT	FT
Rear Yard setback	50 FT	86 FT	86 FT	FT
Building Height	35 FT	35 FT	FT	FT
<b>ACCESSORY BUILDING</b>				
Side Yard setback	FT	15 FT	16 FT	FT
Rear Yard setback	FT	FT	FT	FT
Building Height	FT	15 FT	15 FT	FT

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