

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

Application No. ZB-4124

Name of Applicant: JAVAD AKHTAR

**Required for all applications:**

- General Information
- Certifications
- Taxpayer Identification number & certification

**Complete form:**

- Form G-1
- Form C-1
- IRS form W-9

**Type of approval sought (check all as appropriate):**

- Appeal from decision of Administrative Officer
- Bulk Variance (parcel)
- Bulk Variance (signage)
- Bulk Variance (homeowner)
- Conditional Use
- Informal
- Interpretation
- Lot Consolidation
- Site Plan, Informal
- Site Plan, Waiver
- Site Plan, Minor
- Site Plan, Preliminary Major
- Site Plan, Final Major
- Subdivision, Minor
- Subdivision, Preliminary Major
- Subdivision, Final Major
- Use Variance
- Other (specify)

- Form A-1
- Form B-1
- Form B-2
- Form B-3
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A

**List all accompanying material:**

Description

Number Submitted

SUNROOM ON EXISTING DECK

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

JAVAD AKHTAR

Township of Lawrence  
Mercer County NJ  
Department of Community Development

Application No. ZB-4/24

General Information

1. Applicant:

Name JAVAIID AKHTAR  
Address 31 PORT MERCER RD.  
LAWRENCEVILLE  
NJ 08648

Phone 201-362-0128  
Fax N/A  
Email CHJAVAIID@GMAIL.COM

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

Name AKHTAR, JAVAIID, & SALMA  
Address 31 PORT MERCER RD  
LAWRENCEVILLE, NJ 08648

Phone 201-362-0128  
Fax \_\_\_\_\_  
Email CHJAVAIID@GMAIL.COM

3. Attorney (where applicable):

Name \_\_\_\_\_  
Address N/A

Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

4. Engineer (where applicable):

Name \_\_\_\_\_  
Address N/A

Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

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.

N/A

6. Location of Land:

Lot No(s) 18 Block(s) 5201-01 Tax Map pg(s) \_\_\_\_\_  
Street(s) \_\_\_\_\_

7. Zoning designation of parcel (see Zoning Map): \_\_\_\_\_

8. Name of proposed development: \_\_\_\_\_

Township of Lawrence  
Mercer County NJ  
Department of Community Development

Application No. ZB-4/24

*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 [Signature]

Date 11-5-2024  
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 [Signature]

Date 11-5-2024  
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 [Signature]

Date 11-5-2024  
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 [Signature]

Date 11-5-2024  
Date \_\_\_\_\_

Township of Lawrence  
Mercer County NJ  
Department of Community Development  
Bulk Variance (Homeowner)  
(Attach additional pages as necessary)

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

Request is hereby made for permission to erect, alter or convert a EXISTING DECK TO SUN ROOM Room  
\_\_\_\_\_ contrary to the requirements of § \_\_\_\_\_ of the Land Use  
Ordinance, or for other relief as follows:

SIDE YARD  
REAR YARD

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:

WE ARE CONVERTING EXISTING DECK  
TO A SUN ROOM

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

SUN ROOM ON EXISTING DECK

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

WE ARE MAKING SUN ROOM ON THE EXISTING DECK

(continued next page)

Township of Lawrence  
Mercer County NJ  
Department of Community Development  
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.

\_\_\_\_\_  
MIA  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
MIA  
\_\_\_\_\_  
\_\_\_\_\_

(continued next page)

Township of Lawrence  
Mercer County NJ  
Department of Community Development

Application No. ZB-4124

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

Zoning District	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
<b>LOT DATA</b>				
Lot Area	9,000 SF	6,365 SF	SF	N/A SF
Lot Frontage	75 FT	78 FT	FT	NO FT
Lot Width	75 FT	73 FT	FT	NA FT
Lot Depth	90 FT	100 FT	FT	NO FT
Floodplain Buffer (if applicable)	FT	FT	FT	FT
Total Impervious Coverage	%	%	%	%
<b>PRINCIPAL BUILDING</b>				
Front Yard setback	30 FT	30 FT	FT	NO FT
Left Side Yard setback	10 FT	10 FT	FT	NO FT
Right Side Yard setback	6 FT	6 FT	FT	NO FT
Rear Yard setback	35 FT	13'-6" FT	16.6 FT	YES FT
Building Height	35 FT / 2.5 FT	35 FT / 2.5 FT	FT	NO FT
<b>ACCESSORY BUILDING</b>				
Side Yard setback	10 FT	6 FT	FT	NO FT
Rear Yard setback	35 FT	35 FT	FT	FT
Building Height	35 FT / 2.5 FT	35 FT / 2.5 FT	FT	NO FT

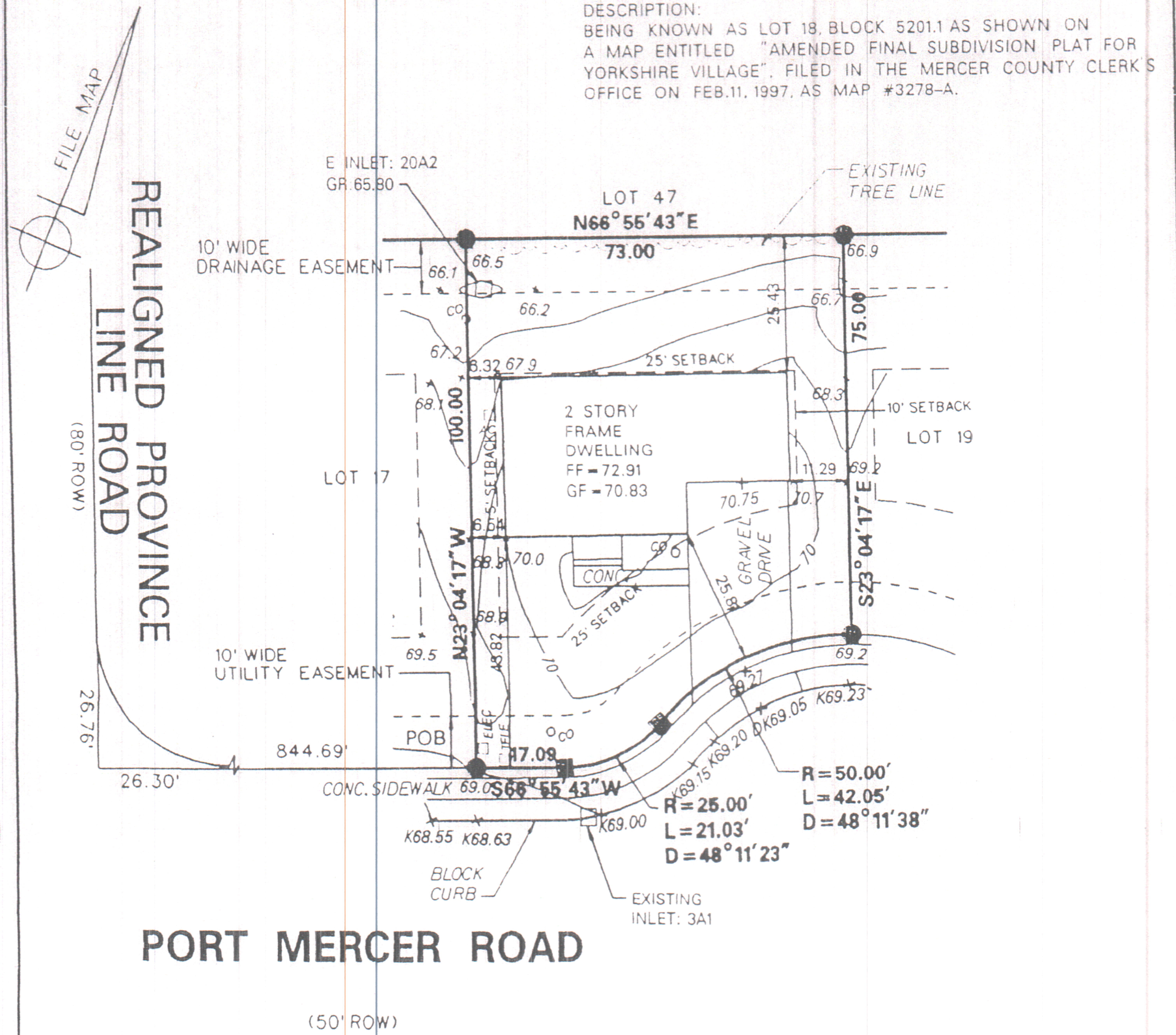
EXIST  
EXIST

Mark any pre-existing variance with an "\*".

# ZONING DIST. PVD-2

	REQUIRED	PROVIDED	VARIANCE
MIN. LOT AREA (S.F.)	9,000 S.F.	6,365 S.F.	N/A EXIST.
MIN. LOT FRONTAGE <input checked="" type="checkbox"/>	75 FEET	78 FT +/-	NO
MIN. LOT WIDTH (FEET)	75 FEET	73 FEET	N/A EXIST.
MIN. LOT DEPTH <input checked="" type="checkbox"/>	90 FEET	100 FEET	NO
MIN. LOT FRONT YARD	30 FEET	30 FEET	NO
MIN. SIDE YARD (FEET)	10 FEET	6 FEET	YES
MIN. REAR YARD (FEET)	35 FEET	13'-6"	YES
MIN. USEABLE YARD AREA	20% OF EA. YD.	19% REAR YD.	N/A EXIST.
MAX. BLDG. HEIGHT <input checked="" type="checkbox"/>	35 FT/2.5 ST.	35 FT/2.5 ST.	NO

DESCRIPTION:  
 BEING KNOWN AS LOT 18, BLOCK 5201.1 AS SHOWN ON  
 A MAP ENTITLED "AMENDED FINAL SUBDIVISION PLAT FOR  
 YORKSHIRE VILLAGE", FILED IN THE MERCER COUNTY CLERK'S  
 OFFICE ON FEB.11, 1997, AS MAP #3278-A.



# PORT MERCER ROAD

DRIVEWAY SLOPE = 4.2%  
 PL TO DRIVEWAY = 11.6'  
 AREA = 6511.41 SF

To:  
 Javid Akhtar and Salma Akhtar, husband and wife  
 CTX Mortgage Company, L.L.C.  
 General Abstract & Title Agency  
 Anthony R. Francioso, Esq.

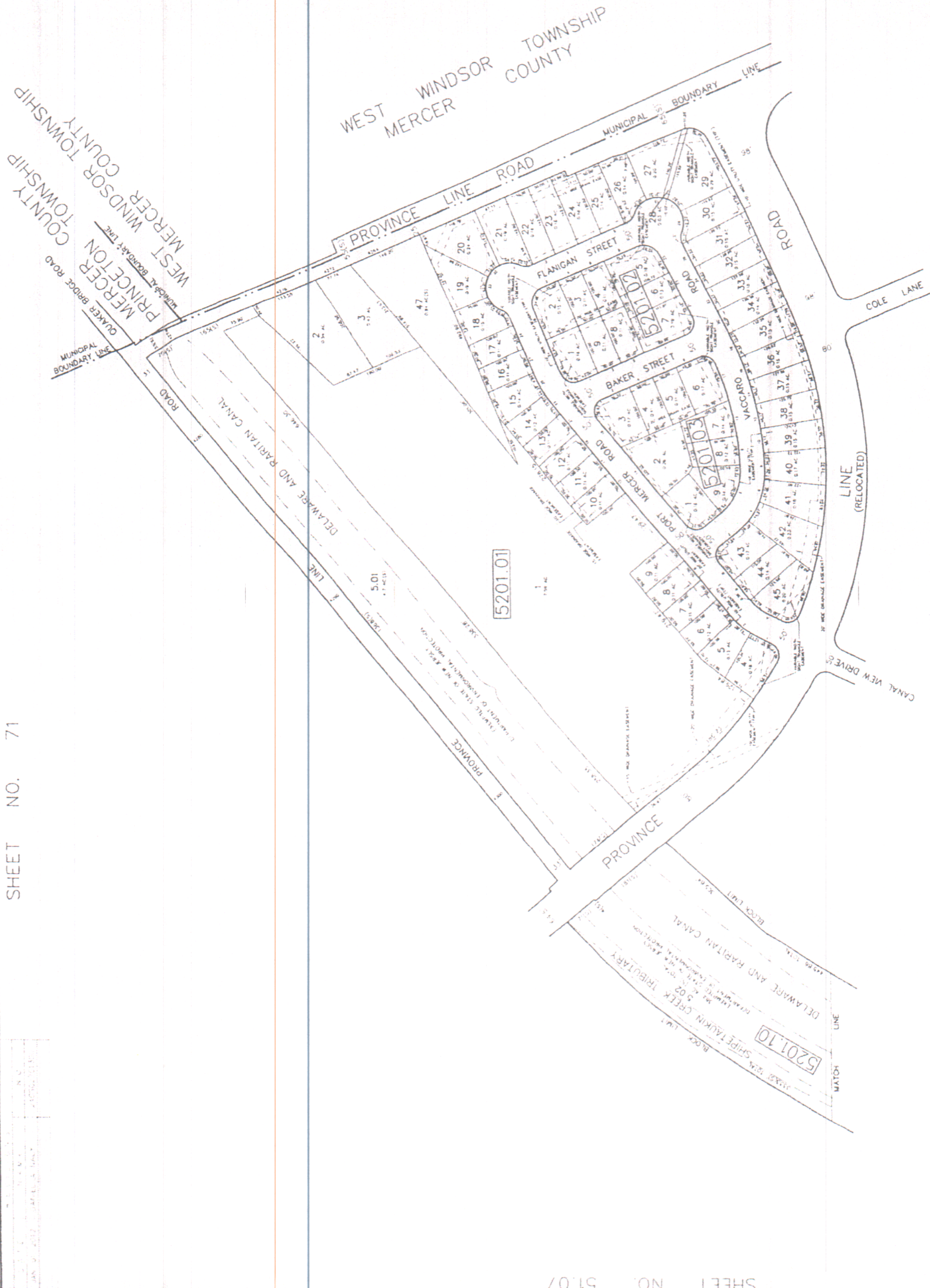
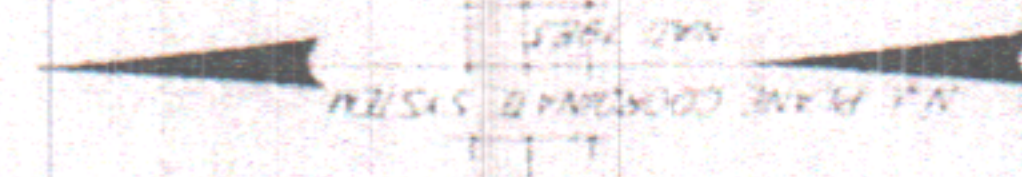
- NOTES:
1. TIES TO EXISTING FOUNDATION.
  2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  3. LANDS SUBJECT TO VARIOUS EASEMENTS AND/OR RIGHTS OF OTHERS THAT A DETAILED TITLE INVESTIGATION MAY REVEAL.
  4. THE LOCATION OF UNDERGROUND UTILITIES AND FLOOD HAZARD AREAS HAVE NOT BEEN ADDRESSED BY THIS SURVEY.
  5. LOCATION OF UNDERDRAIN SYSTEM TAKEN FROM THE FIELD LOCATION OF CLEANOUTS AND PLAN BY BERSON, ACKERMAN AND ASSOCIATES.

- DENOTES CAPPED REBAR SET FOR PROPERTY CORNER
- DENOTES CONCRETE MONUMENT SET



SHEET NO. 71

DATE	NO.
JAN 01 2012	1
FEB 01 2012	2
MAR 01 2012	3
APR 01 2012	4
MAY 01 2012	5
JUN 01 2012	6
JUL 01 2012	7
AUG 01 2012	8
SEP 01 2012	9
OCT 01 2012	10
NOV 01 2012	11
DEC 01 2012	12



THIS SHEET HAS BEEN DRAWN BY JOHN MOORE, A PROFESSIONAL ENGINEER, UNDER THE CLOSE SUPERVISION OF JOHN MOORE, A PROFESSIONAL ENGINEER, AND UNDER THE CLOSE SUPERVISION OF JOHN MOORE, A PROFESSIONAL ENGINEER, AND UNDER THE CLOSE SUPERVISION OF JOHN MOORE, A PROFESSIONAL ENGINEER.

**TAX MAP**  
**TOWNSHIP OF LAWRENCE**  
 MERCER COUNTY, NEW JERSEY  
 SCALE: 1"=100' OCT 1990  
**JOHN M. DURA, P.L.S.**  
 TO SHOW CONDITIONS AS OF JAN. 01, 2012  
 ASSOCIATES, INC.  
 ASSOCIATES, INC.  
 A.D.R.  
 ASSOCIATES, INC.

SHEET NO. 51.07

SHEET NO. 52.04