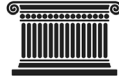


the
SPADACCINI

LAW FIRM LLC



98 FRANKLIN CORNER ROAD
LAWRENCEVILLE, NEW JERSEY 08648

Phone: (609) 912-0100

Fax: (609) 912-0400

www.spadlaw.com

Writer's email: dino@spadlaw.com

DINO SPADACCINI *†‡

MELISSA MARINO*

ROBERT W. SLOMICH*†

*Member of NJ Bar

† Member of Pennsylvania Bar

‡ RULE 1:40 Qualified Mediator

June 20, 2024

DELIVERED BY HAND AND VIA EMAIL

James Parvesse, P.E., C.M.E.

Municipal Engineer, Zoning Officer, and Planning Board Secretary

Township of Lawrence

P.O. Box 6006

2207 Lawrence Road

Lawrenceville, NJ 08648

Re: Application No. SP-3/24
Applicant: Lawrenceville Development Group, LLC
Owner: LDG Land 1, LLC
LDG Land 2, LLC
Property: 3131 Princeton Pike
Block 3801, Lots 2 & 3, Tax Map Page 38
Application: Preliminary and Final Site Plan
Zone: Office ("O") Zoning District
3131 Princeton Pike Redevelopment Plan

Dear Mr. Parvesse:

As you are aware, I represent the Applicant in connection with the above-mentioned application. Pursuant to your letter dated June 5, 2024, enclosed please find the following:

Twenty-three (23) sets of the following:

1. Land Use Application Master Check List (with application number entered in upper-right hand corner);
2. List of Accompanying Material;
3. List of Expected Expert Witnesses;
4. General Information - Form G-1;
5. Rider to Application;
6. Certifications - Form C-1;
7. Owner's Consent Forms;
8. Development Checklist;
9. Waiver Request;
10. Corporate Disclosure Statement:
 - a. LDG Land 1;
 - b. LDG Land 2;
11. Contribution Disclosure Statements:
 - a. Applicant, Lawrenceville Development Group, LLC;

the
SPADACCINI

LAW FIRM LLC

James Parvesse, P.E., C.M.E.

June 20, 2024

Page 2

- b. Owner, LDG Land 1, LLC;
- c. Owner, LDG Land 2, LLC;
- d. Attorney, Dino Spadaccini, Esq.;
- e. Engineer, William J. Parkhill, P.E.;
- f. Architect, Steven Schoch, AIA;
- g. Landscape Architect, Thomas B. Bauer;
- h. Traffic Engineer, Nick Verderese, P.E.;
- i. Traffic Engineer, Justin Taylor, P.E.;

Twenty-three (23) sets (8 full size and 15 half size, not 11×17) of the following:

12. Plans entitled "Preliminary/Final Major Site Plan Canvas" prepared by Louis L. Zuegner, IV, P.E. of MidAtlantic Engineering Partners, dated April 24, 2024, last revised May 14, 2024 and consisting of the following twelve (12) sheets:

<u>Sheet</u>	<u>Label</u>	<u>Description</u>
1 of 12	C0.01	Cover Sheet
2 of 12	C1.01	Existing Conditions Plan
3 of 12	C3.01	Site Layout Plan
4 of 12	C3.02	Sight Triangles
5 of 12	C4.01	Grading & Drainage Plan
6 of 12	C5.01	Utilities Plan
7 of 12	C5.51	Utility Profiles
8 of 12	C8.01	Soil Erosion & Sediment Control Plan
9 of 12	C8.02	Soil Erosion & Sediment Control Details
10 of 12	C9.01	Construction Details
11 of 12	C9.02	Construction Details
12 of 12	C9.03	Construction Details

13. Plans entitled "CANVAS" prepared by Stephen L. Schoch, AIA, Thriven Design, dated April 24, 2024 and consisting of the following seven (7) sheets:

<u>Sheet</u>	<u>Label</u>	<u>Description</u>
1 of 7	A1	First Floor Plans
2 of 7	A2	Second Floor Plans
3 of 7	A3	Third Floor Plan
4 of 7	A4	Residential Building A Elevations
5 of 7	A5	Residential Building A Elevations
6 of 7	A6	Mixed-Use Building B Elevations
7 of 7	A7	Signage

the
SPADACCINI

LAW FIRM LLC

James Parvesse, P.E., C.M.E.

June 20, 2024

Page 3

14. Plans entitled "CANVAS Lawrence Township, NJ Landscape Plans" prepared by Thomas B. Bauer, L.L.A., Mellilo Bauer Carman Landscape Architecture, dated April 24, 2024 and consisting of the following eight (8) sheets:

<u>Sheet</u>	<u>Label</u>	<u>Description</u>
1 of 8		Cover Sheet
2 of 8	L-1	Overall Plan
3 of 8	L-2	Landscape Plan
4 of 8	L-3	Lighting Plan
5 of 8	L-4	Site Details
6 of 8	L-5	Rendered Views
7 of 8	L-6	Rendered Views
8 of 8	L-7	Planting Details

15. Survey entitled "Survey with Topography" prepared by Joseph L. Lazok, P.L.S., Acre Land Surveying, dated October 25, 2023 and consisting of one (1) sheet;
16. Plan entitled "Firetruck Turning Plan" prepared by MidAtlantic Engineering Partners, dated April 5, 2024 and consisting of one (1) sheet;

Three copies of the following:

17. Stormwater Management Report for Reynolds Asset Management prepared by Louis Zuegner, P.E., MidAtlantic Engineering Partners, dated April 24, 2024;

Twenty-three (23) copies of the following:

18. Traffic Impact Study for Reynolds Asset Management Proposed Mixed-Use Development prepared by Nick Verderese, P.E. and Justin P. Taylor, P.E., P.T.O.E., Dynamic Traffic, dated May 22, 2024;
19. Environmental Impact Statement, CANVAS Mixed Use Development, for Lawrenceville Development Group, LLC, prepared by MidAtlantic Engineering Partners, dated April 24, 2024;
20. Community Impact Statement for Lawrenceville Development Group, LLC, prepared by Louis L. Zuegner IV, P.P., MidAtlantic Engineering Partners, dated April 24, 2024;

Electronic copies of all of the above application materials may also be found on the enclosed disc.

The following checks are enclosed:

Application Fee	\$ 1,000.00
Escrow Fee	\$ 22,900.00

the
SPADACCINI
LAW FIRM LLC

James Parvesse, P.E., C.M.E.
June 20, 2024
Page 4

I trust this satisfies the requirements for completeness. Kindly schedule the application for the next available meeting of the Lawrence Township Planning Board.
Should you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,
THE SPADACCINI LAW FIRM, LLC

By: 
DINO SPADACCINI

DS/oms

Enc.

cc: (via email only)
Lawrenceville Development Group, LLC
MidAtlantic Engineering, Inc.
Thriven Design
Dynamic Traffic

Township of Lawrence
Mercer County NJ
Department of Community Development

SP- 3/24

Land Use Application Master Checklist

Name of Applicant: Lawrenceville Development Group, LLC

Block No. 3801 **Lot No(s)** 2 & 3

Required for all applications:		Complete form:
<input checked="" type="checkbox"/>	General Information	Form G-1
<input checked="" type="checkbox"/>	Certifications	Form C-1
<input checked="" type="checkbox"/>	Taxpayer Identification number & certification	IRS form W-9

Type of approval sought (check all as appropriate):		
<input type="checkbox"/>	Appeal from decision of Administrative Officer	Form A-1
<input type="checkbox"/>	Bulk Variance (parcel)	Form B-1
<input type="checkbox"/>	Bulk Variance (signage)	Form B-2
<input type="checkbox"/>	Bulk Variance (homeowner)	Form B-3
<input type="checkbox"/>	Contribution Disclosure Statement	Form DS-1
<input type="checkbox"/>	Conditional Use	N/A
<input type="checkbox"/>	Informal	N/A
<input type="checkbox"/>	Interpretation	N/A
<input type="checkbox"/>	Lot Consolidation	N/A
<input type="checkbox"/>	Site Plan, Informal	N/A
<input type="checkbox"/>	Site Plan, Waiver	N/A
<input type="checkbox"/>	Site Plan, Minor	N/A
<input checked="" type="checkbox"/>	Site Plan, Preliminary Major	N/A
<input checked="" type="checkbox"/>	Site Plan, Final Major	N/A
<input type="checkbox"/>	Subdivision, Minor	N/A
<input type="checkbox"/>	Subdivision, Preliminary Major	N/A
<input type="checkbox"/>	Subdivision, Final Major	N/A
<input type="checkbox"/>	Use Variance	Form U-1
<input type="checkbox"/>	Other (specify)	N/A

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
See attached list.	

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

See attached list.

LIST OF ALL ACCOMPANYING MATERIAL

Twenty-three (23) sets (8 full size and 15 half size, not 11×17) of the following:

- Plans entitled "Preliminary/Final Major Site Plan Canvas" prepared by Louis L. Zuegner, IV, P.E. of MidAtlantic Engineering Partners, dated April 24, 2024, last revised May 14, 2024 and consisting of the following twelve (12) sheets:

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<u>Sheet</u>	<u>Label</u>	<u>Description</u>
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- Survey entitled "Survey with Topography" prepared by Joseph L. Lazok, P.L.S., Acre Land Surveying, dated October 25, 2023 and consisting of one (1) sheet;
- Plan entitled "Firetruck Turning Plan" prepared by MidAtlantic Engineering Partners, dated April 5, 2024 and consisting of one (1) sheet;

Three copies of the following:

- Stormwater Management Report for Reynolds Asset Management prepared by Louis Zuegner, P.E., MidAtlantic Engineering Partners, dated April 24, 2024;

Twenty-three (23) copies of the following:

- Traffic Impact Study for Reynolds Asset Management Proposed Mixed-Use Development prepared by Nick Verderese, P.E. and Justin P. Taylor, P.E., P.T.O.E., Dynamic Traffic, dated May 22, 2024;
- Environmental Impact Statement, CANVAS Mixed Use Development, for Lawrenceville Development Group, LLC, prepared by MidAtlantic Engineering Partners, dated April 24, 2024;
- Community Impact Statement for Lawrenceville Development Group, LLC, prepared by Louis L. Zuegner IV, P.P., MidAtlantic Engineering Partners, dated April 24, 2024;

LIST OF EXPECTED EXPERT WITNESSES

- Engineer: Louis L. Zuegner, IV, P.E.
MidAtlantic Engineering
1971 Route 34, Suite 201
Wall, NJ 07719
- Architect: Stephen L. Schoch, AIA
Thriven Design
756 Haddon Ave.
Collingswood, NJ 08108
- Landscape Architect: Thomas B. Bauer, L.L.A.
Mellilo Bauer Carman Landscape Architecture
200 Union Avenue
Brielle, NJ 08730
- Traffic Engineer: Nick Verderese, P.E.
Justin P. Taylor, P.E., P.T.O.E.
Dynamic Traffic
1904 Main Street
Lake Como, NJ 07719

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

General Information

1. Applicant:

Name Lawrenceville Development Group, LLC Phone 267-303-3382
Address 45 Eisenhower Drive #500 Fax _____
Paramus, NJ 07652 Email matthew@reynoldsasset.com

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

Name LDG Land 1, LLC & LDG Land 2, LLC Phone 267-303-3382
Address 45 Eisenhower Drive #500 Fax _____
Paramus, NJ 07652 Email matthew@reynoldsasset.com

3. Attorney (where applicable):

Name Dino Spadaccini, Esq. 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 Louis L. Zuegner, IV, P.E. Phone 609-910-4450
Address 1971 Route 34, Suite 201 Fax _____
Wall, NJ 07719 Email llz@midatlanticeng.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.

See enclosed corporate disclosures.

6. Location of Land:

Lot No(s) 2 & 3 Block(s) 3801 Tax Map Pg(s) 38
Street(s) 3131 Princeton Pike

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

Office ("O") Zoning District
3131 Princeton Pike Redevelopment Plan

8. Name of proposed development:

CANVAS

RIDER TO APPLICATION

of

LAWRENCEVILLE DEVELOPMENT GROUP, LLC

Applicant: Lawrenceville Development Group, LLC
Owner: LDG Land 1, LLC
LDG Land 2, LLC
Property: 3131 Princeton Pike
Block 3801, Lots 2 & 3, Tax Map Page 38
Application: Preliminary and Final Site Plan
Zone: Office ("O") Zoning District
3131 Princeton Pike Redevelopment Plan

The applicant and owner, Lawrenceville Development Group, LLC (the "Applicant"), is filing this application with the Lawrence Township Planning Board for preliminary and final site plan approval and waiver relief, if any, in connection with the property commonly known as 3131 Princeton Pike, known and designated as Block 3801, Lots 2 & 3, Tax Map page 38 on the tax maps of the Township of Lawrence, Mercer County, New Jersey (the "Property"). The property is located in the Office ("O") Zoning District and in the 3131 Princeton Pike Redevelopment Plan.

The Property consists of two lots of an aggregate area of approximately 8.567 acres containing three two-story brick office buildings, as well as associated site improvements including parking, landscaping &c. The Applicant is proposing to demolish the existing buildings and construct a mixed-use development consisting of a total of 204 multi-family residential units and 17,510 s.f. of retail space. The development configuration will consist of a three-story apartment building containing 176 units and a two-story commercial and residential mixed-use building containing 28 multi-family residential units and the 17,510 s.f. of retail space. There will also be associated improvements such as resident amenities (including a swimming pool and recreation areas) as well as parking, landscaping, stormwater management and the like.

The application is being submitted pursuant to a Developer's Agreement entered into by the Applicant and the Township of Lawrence ("Township") dated April 16, 2024, adopted by the Township Council by Resolution No. 173 on April 16, 2024.

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

PROJECT NAME: 3131 PRINCETON PIKE LAWRENCE TOWNSHIP, NJ 08648		ZONE: 3131 PRINCETON PIKE REDEVELOPMENT PLAN		
PROPOSED USE:		MULTI-FAMILY RESIDENTIAL DWELLINGS & MIXED COMMERCIAL (BOTH PERMITTED)		
	REQUIRED	EXISTING	PROPOSED	COMPLIES
MAX. RESIDENTIAL DENSITY	205 UNITS	N/A	204 UNITS	Yes
MIN. BUILDING SETBACKS:				
FRONT (PRINCETON PIKE)	65 FT	164.4 FT	73.73 FT	Yes
FRONT (EXECUTIVE PARK PLAZA RD)	15 FT	51.4 FT	15.25 FT	Yes
SIDE	45 FT	158.8 FT	53.73 FT	Yes
REAR	45 FT	80.0 FT	150.39 FT	Yes
BUILDING HEIGHT	3 STORIES / <50 FT	2 STORIES / < 50 FT	3 STORIES/ <50 FT	Yes
MAX. IMPERVIOUS COVERAGE	80%	58.0%	73.9%	Yes
MIN. PARKING SETBACKS:				
SIDE AND REAR PROPERTY LINES:				
REDEVELOPMENT AREA EXTERNAL BOUNDARY	5 FT	3.4 FT	6 FT	Yes
REDEVELOPMENT AREA INTERNAL BOUNDARY	2 FT	4.3 FT	3 FT	Yes
PRINCETON PIKE	35 FT	100.1 FT	59.00 FT	Yes
EXECUTIVE PARK PLAZA ROAD	5 FT	42.0 FT	19.88 FT	Yes
MIN. SIDEWALK WIDTH ALONG PRINCETON PIKE AND EXECUTIVE PARK PLAZA ROAD	5 FT	N/A	5 FT	Yes
MIN. AVG PLAZA WIDTH:				
FACING PRINCETON PIKE	25 FT	N/A	<25 FT	Yes
FACING SITE INTERIOR	15 FT	N/A	<15 FT	Yes

The following table illustrates the parking requirements and proposed parking:

PARKING TABLE		
REQUIRED PARKING		
USE	UNITS	SPACES REQUIRED
APARTMENT UNITS (PER RSIS) (1)		
1-BEDROOM UNIT (1.8 SPACES/UNIT)	93	167.4
2-BEDROOM UNIT (2.0 SPACES/UNIT)	104	208
3-BEDROOM UNIT (2.1 SPACES/UNIT)	7	14.7
SUB-TOTAL	204	390 (2)
RETAIL-1 SPACES/200 SF	17,000	85
TOTAL REQUIRED		475
PERMITTED PARKING REDUCTIONS		
RETAIL SHARED PARKING	50%	-43
CREDIT FOR EV (3)	10%	-47 (4)
NET PARKING REQUIREMENT		386
PROPOSED PARKING		
ON-SITE PARKING IN MIXED USE AREA (LOTS 2 & 3)		369
OFF-SITE PARKING IN OFFICE PARK AREA (LOTS 6) (5)		17
TOTAL PROPOSED		386 (6)

1. INCLUSIVE OF GUEST PARKING
2. PER R.S.I.S. TABLE 4.4, NOTE B: THE NUMBER OF SPACES/UNIT INCLUDES 0.5 SPACES/UNIT FOR GUEST PARKING.
3. PURSUANT ORDINANCE 2022-OR-030, ONE THIRD OF THE TOTAL NUMBER OF MAKE READY EVSE PARKING SPACES MUST BE MADE ACTIVE AT THE CONCLUSION OF CONSTRUCTION. OF THE REMAINING SPACES, HALF MUST BE MADE ACTIVE WITHIN 3 YEARS OF COMPLETION OF THE CONSTRUCTION PROJECT. LASTLY, ANY REMAINING MAKE READY EVSE SPACES MUST BE MADE ACTIVE WITHIN 6 YEARS OF COMPLETING CONSTRUCTION
4. PURSUANT ORDINANCE 2022-OR-030, A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10% OF THE TOTAL REQUIRED PARKING.
5. PER REDEVELOPMENT PLAN SECTION D.3. 'PARKING & CIRCULATION' SHARED AND OFF-STREET PARKING WITHIN THE REDEVELOPMENT AREA IS PERMITTED.
6. A MINIMUM OF 8 HANDICAP PARKING STALLS ARE REQUIRED AND PROVIDED. A MINIMUM OF 15% OF 386 PARKING MUST BE EVSE, 59 SPACES PROVIDED

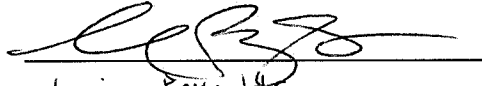
Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further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

**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 4/23/24
Louis Reynolds
(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 See attached Owner's Consent. Date _____

(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 4/23/24
Louis Reynolds
(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 See attached Owner's Consent. Date _____

(Print or type name)

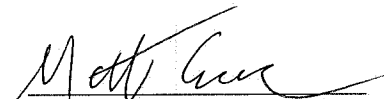
**OWNER'S CONSENT AND AUTHORIZATION FOR TOWNSHIP OFFICIALS
TO ENTER UPON PROPERTY**


TO: James Parvesse, P.E.
Secretary to the Planning Board
Township of Lawrence
P.O. Box 6006
2207 Lawrence Road
Lawrenceville, NJ 08648

Re: Applicant: Lawrenceville Development Group, LLC
Owner: LDG Land 2, LLC
Property: 3131 Princeton Pike
Block 3801, Lot 3, Tax Map Page 38
Application: Preliminary and Final Site Plan
Zone: Office ("O") Zoning District
3131 Princeton Pike Redevelopment Plan

Please be advised that LDG Land 2, LLC is the owner of property located at 3131 Princeton Pike, known and designated as Block 3801, Lot 3 on the tax maps of the Township of Lawrence, Mercer County, New Jersey 08648, and hereby consents and authorizes the applicant, Lawrenceville Development Group, LLC, to process the application submitted to your office.

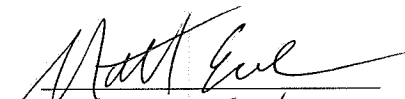
Witness:



Matthew Earl


Louis Reynolds

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.

Witness:


Matthew Earl


Louis Reynolds


**OWNER'S CONSENT AND AUTHORIZATION FOR TOWNSHIP OFFICIALS
TO ENTER UPON PROPERTY**

TO: James Parvesse, P.E.
Secretary to the Planning Board
Township of Lawrence
P.O. Box 6006
2207 Lawrence Road
Lawrenceville, NJ 08648

Re: Applicant: Lawrenceville Development Group, LLC
Owner: LDG Land 1, LLC
Property: 3131 Princeton Pike
Block 3801, Lot 2, Tax Map Page 38
Application: Preliminary and Final Site Plan
Zone: Office ("O") Zoning District
3131 Princeton Pike Redevelopment Plan

Please be advised that LDG Land 1, LLC is the owner of property located at 3131 Princeton Pike, known and designated as Block 3801, Lot 2 on the tax maps of the Township of Lawrence, Mercer County, New Jersey 08648, and hereby consents and authorizes the applicant, Lawrenceville Development Group, LLC, to process the application submitted to your office.

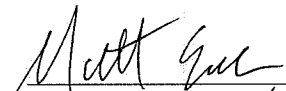
Witness:


Matthew Earl



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.

Witness:


Matthew Earl



April 24, 2024

Project # RAM-2201

Lawrence Township
2207 Lawrenceville Road
Lawrenceville, NJ 08648

Reference: Canvas
3131 Princeton Pike Redevelopment
Block 3801, Lots 2 & 3
Lawrence Township, Mercer County, New Jersey

In support of a Preliminary and Final Major Site Plan Application, please accept this letter to address the following checklist items and waivers. Below is a list of the submission waiver items requested and anticipated outside required agency review:

Submission Waivers:

- *Item 24 All proposed lot areas in square feet (general information for GDP and informal review/concept plan).*
Project does not include subdivision and not lots are proposed.
- *Item 25 Copy of and delineation of any existing or proposed deed restrictions or covenants.*
Application includes survey depicting existing easements. No deed restrictions exist.
- *Item 27 Development stages or staging plans (for GDP-general staging).*
Project is not proposed in stages or phased and as such, no plan is included. Soil Erosion plan includes information regarding construction layout
- *Item 34 Map showing the Stream Encroachment area at a scale being used by the applicant in submission, if applicable.*
- *Item 35 Map and report by a qualified wetlands specialist showing wetlands delineation at the same scale as the development plan, if applicable.*
- *Item 47 Road Profiles*
Site includes internal parking circulation but no public roads and no profiles are included with project.
- *Item 48 Proposed street names*
Site includes internal parking circulation only, no street names are proposed.

Review of Other Agencies

- Mercer County Planning Board
- Township of Lawrence Engineering Department for Soil Disturbance
- NJDEP Treatment Works Approval (Sewer Connection)
- NJDEP BWSE (Water Connection)
- Delaware Raritan Canal Commission

Table 8.2. Submission Checklist

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
1. Submission of completed application forms. Quantity as specified. A. Planning Board B. Zoning Board	24	23 21	23 21	24 22	24 22	24 22	24 22	24 22
2. Folded plot/plan submission. Quantity as specified. A. Planning Board B. Zoning Board	24	23 21	23 21	24 22	24 22	24 22	24 22	24 22
3. Protective covenants/deed restrictions. Quantity as specified. A. Planning Board B. Zoning Board	24	23 21	23 21	24 22	24 22	24 22	24 22	24 22
4. Name, signature license number, seal, address & telephone phone number of plan preparer, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X
5. Name, address and telephone number of owner and applicant.	X	X	X	X	X	X	X	X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
6. Title block denoting type of application, tax map sheet number, county, name of municipality, block and lot, and street location.	X	X	X	X	X	X	X	X
7. A key may not smaller than 1"=1,000 feet showing location of tract with reference to surrounding properties, streets, municipal boundaries, zoning, etc., within 500'.	X	X	X	X	X	X	X	X
8. A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X
9. Tract boundary - a heavy solid line.	X	X	X	X	X	X	X	X
10. North arrow, graphic scale and written scale.	X	X	X	X	X	X	X	X
11. Signature blocks for Chair, Secretary, Administrative Officer and Municipal Engineer.		X	X	X	X	X	X	X

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		Major Application				
		Sub- division	Site Plan	General Development Plan	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
12. Appropriate certification blocks as required by Map Filing Law.					X	X		
13. Monuments as specified by Map Filing Law or Township Ordinance.		X			X	X		
14. Date of current property survey.	X	X	X	X	X	X	X	X
15. One (1) of three (3) standardized sheets: 30" x 42" 24" x 36" 8.5" x 14"	X	X	X	X	X	X	X	X
16. Subdivisions: A. Less than 3 acre lot; scale no smaller than 1"=50' B. greater than 3.0 acre lots; scale 1"-100'	X X	X X			X X	X X		
NOTE: If more than one sheet is needed for development design, an overall subdivision tract map will be provided on one sheet.								

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					Preliminary	Final	Preliminary	Final
17. Site Plans: A. less than 1 acre; scale no smaller than 1"=30' B. 1 acre and large, scale 1"=50' NOTE: If more than one sheet is needed for development design, an overall tract map will be provided on one sheet.	X X		X X	X			X X	X X
18. Metes and bounds showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles as follows: A. Outer boundaries of lot(s) B. Proposed new interior lot(s) or rights-of-way		X X	X X				X X	X X
19. Affidavit of ownership and owner's certification noted on plans.	X	X	X	X	X	X	X	X
20. Acreage of tract to nearest hundredth of an acre.	X	X	X	X	X	X	X	X
21. Date of original and all revisions.	X	X	X	X	X	X	X	X

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					Preliminary	Final	Preliminary	Final
22. Size and location of any existing or proposed structures with all setbacks dimensioned (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	X
23. Location and dimensions of any existing or proposed rights-of-way and cartways (general location for GDP and informal review/concept plan).	X	X	X	X	X	X	X	X
24. All proposed lot areas in square feet (general information for GDP and informal review/concept plan).	X	X	X	X	X	X	X	X
25. Copy of and delineation of any existing or proposed deed restrictions or covenants.	X (existing)	X	X	X (existing)	X	X	X	X
26. Any existing or proposed easement or land reserved for or dedicated to public use. A. Metes and bounds description.	X	X X	X X	X	X	X X	X X	X X

n/a

n/a

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27. Development stages or staging plans (for GDP-general staging).	X			X (general)	X	X	X	X	n/a
28. List of required regulatory approval or permits.		X	X	X	X	X	X	X	
29. List of variances required or requested.		X	X	X	X	X	X	X	
30. Requested or obtained design waivers or exceptions.		X	X	X		X	X	X	
31. Payment of application/escrow fees. (see §900)	X	X	X	X	X	X	X	X	
32. Property owners, existing land use, and lot lines of all parcels within 200' identified on most recent tax map sheet.	X	X	X	X	X	X	X	X	
33. Survey of all existing streets, water courses, flood plains, wooded areas with trees measuring 8" or greater caliper (at D.B.H.), wetlands or other environmentally sensitive areas on and within 100' of site.	X (general)	X	X	X (general)	X	X	X	X	

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34. Map showing the Stream Encroachment area at a scale being used by the applicant in submission, if applicable.		X	X	X	X	X	X	X	n/a
35. Map and report by a qualified wetlands specialist showing wetlands delineation at the same scale as the development plan, if applicable.		X	X	X	X	X	X	X	n/a
36. Topographical features of subject property from U.S.G.S. map.	X			X					
37. Existing and proposed contour intervals based on identified datum. Contours to extend at least 100' beyond subject property as follows: up to 3% grade=1', 3%+=2'. Proposed grading shall overlay existing topography.		X	X		X	X	X	X	
38. Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary).	X (general)	X	X	X (general)	X	X	X	X	

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39. Existing system of drainage of subject site and of any larger tract or basin of which it is a part.					X	X	X	X
40. Drainage area map.					X	X	X	X
41. Drainage calculations.		X (if applica- ble)	X (if applica- ble)		X	X	X	X
42. Storm water management plan and profiles.		X	X	X (general availability)	X	X	X	X
43. Soil permeability tests (if applicable), as witnessed by the designated Township official for such purposes. [Ord. 2350, 12/17/19]		X	X		X	X	X	X
44. Proposed utility infrastructure plans and supplier of resources, including sanitary sewer, water, telephone, electric and cable TV.		X	X	X (general availability)	X	X	X	X

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45. Finished elevations, corners of all structures or dwellings, existing or proposed first floor elevations.	X		X	X	X	X	X	X	
46. Construction details as required by Ordinance.					X	X	X	X	
47. Road profiles.					X	X	X	X	n/a
48. Proposed street names.					X	X	X	X	n/a
49. New block and lot numbers confirmed with local assessor or municipal designee.		X			X	X			
50. Lighting plan & details.			X		X	X	X	X	
51. Landscape plan overlaid on grading plan, plant list, planting details and tree protection details. Plant list to include: botanical name, common name, quantity, size at time of planting, root condition, and spacing.			X		X	X	X	X	

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52. Solid waste management plan, including recyclables.			X				X	X
53. Site identification signs, traffic control signs, and directional signs. Submit elevations and details including method of illumination.			X		X	X	X	X
54. Sight triangles		X	X		X	X	X	X
55. Vehicular and pedestrian circulation patterns including handicap access (less detail necessary for informal review/concept plan & GDP stages.)	X (general)		X	X (general)	X	X	X	X
56. Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X (general)	X	X	X (general)	X	X	X	X
57. Preliminary architectural plans, front, rear, and side building elevations. Calculation for SFLA for single family development in R-3, R-4 & R-5 zoning districts. [Ord. 1934-07]		X	X		X		X	X

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58. Tree protection zones and tree save areas (see §541.D)			X		X	X	X	X
59. Environmental Impact Statement (see §812)				X (general)	X		X	
60. Community Impact Statement (see §813)				X (general)	X		X	
61. Circulation Impact Study (see §814).				X (general)	X		X	
62. Contribution Disclosure Statement [Ord. 1949-07, 9/4/07; Ord. 1951-07, 11/7/07]				X	X	X	X	X

X = Denotes Required Submission.

PLANNING/ZONING BOARDS

Applicant's Disclosure Statement

(Corporation or Partnership)

A corporation or partnership applying to the Planning Board or Zoning Board for;

- M. Subdivisions with six (6) or more lots; or
- N. Site Plan for commercial purpose; or
- O. Variance to construct multiple dwelling of twenty-five (25) or more family units; or
- P. Approval of a commercial use must complete the following:

- 4. The names and addresses of all persons, stockholders or individual partners owning at least a ten (10%) percent interest in the corporation, partnership are as follows:

LDG Land 1, LLC
wholly owned subsidiary of

NAME

LDG Land, LLC

ADDRESS

**45 Eisenhower Parkway, #500
Paramus, NJ 07652**

LDG Land, LLC
wholly owned subsidiary of

NAME

Lawrenceville Development Group, LLC

ADDRESS

**45 Eisenhower Parkway, #500
Paramus, NJ 07652**

Lawrenceville Development Group, LLC

NAME

Louis J. Reynolds

ADDRESS

**158 Phelps Road
Ridgewood, NJ 07450**

**Joel Morganroth Revocable Trust dated
6/10/10, Joel Morganroth, Trustee**

**3936 Roberts Point Road
Sarasota, FL 34242**

PLANNING/ZONING BOARDS

**Applicant's Disclosure Statement
(Corporation or Partnership)**

A corporation or partnership applying to the Planning Board or Zoning Board for;

- Q. Subdivisions with six (6) or more lots; or
 - R. Site Plan for commercial purpose; or
 - S. Variance to construct multiple dwelling of twenty-five (25) or more family units; or
 - T. Approval of a commercial use must complete the following:
5. The names and addresses of all persons, stockholders or individual partners owning at least a ten (10%) percent interest in the corporation, partnership are as follows:

**LDG Land 2, LLC
wholly owned subsidiary of**

<u>NAME</u>	<u>ADDRESS</u>
LDG Land, LLC	45 Eisenhower Parkway, #500 Paramus, NJ 07652

**LDG Land, LLC
wholly owned subsidiary of**

<u>NAME</u>	<u>ADDRESS</u>
Lawrenceville Development Group, LLC	45 Eisenhower Parkway, #500 Paramus, NJ 07652

Lawrenceville Development Group, LLC

<u>NAME</u>	<u>ADDRESS</u>
Louis J. Reynolds	158 Phelps Road Ridgewood, NJ 07450
Joel Morganroth Revocable Trust dated 6/10/10, Joel Morganroth, Trustee	3936 Roberts Point Road Sarasota, FL 34242