

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

Application No. ZB-5/24

Name of Applicant: Roy + Kathie Baldassari

- |   |   |
|---|---|
| <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>Complete form:</b></p> <p>Form G-1</p> <p>Form C-1</p> <p>IRS form W-9 - <i>Given to Ms. Brenda Kraemer</i></p> |
|---|---|

- 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 checked="" type="checkbox"/> Bulk Variance (homeowner)           | Form B-3 |
| <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 type="checkbox"/> Site Plan, Preliminary Major                   | N/A      |
| <input 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>
<u>written statement, answering "item 6" detailed questions (B-3)</u>	
<u>Survey with drawing of proposed addition</u>	
<u>Elevans + Plan View drawings</u>	
<u>Property owners list request form (Form PO-1)</u>	
<u>Contribution Disclosure Statement DS-1 - Given to Ms. Brenda Kraemer</u>	
<b>List name &amp; address of all expert witnesses expected to testify:</b>	
<u>Don't expect any, as of now.</u>	
<u>Vernon model floor plan</u>	

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

Application No. ZB-5/24

*General Information*

**1. Applicant:**

Name Roy & Kathie Baldassari  
Address 7 Bennington Drive  
Lawrence Township, NJ  
08648

Phone 609 751-4280 (cell)  
Fax \_\_\_\_\_  
Email baldassari7@aim.com

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

Name Same  
Address \_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

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

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) 5503 Block(s) 5 Tax Map pg(s) \_\_\_\_\_  
Street(s) 7 Bennington Dr.  
Lawrence Township

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

Residential

**8. Name of proposed development:**

Lawrenceville Green

Township of Lawrence  
Mercer County NJ  
Department of Community Development

Application No. ZB-5/24

**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 Roy L. Baldassari Date 1/16/25  
Kathie L. Baldassari Date 1/16/25

**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 Roy L. Baldassari Date 1/16/25  
Kathie L. Baldassari Date 1/16/25

**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 Roy L. Baldassari Date 1/16/25  
Kathie L. Baldassari Date 1/16/25

**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 Roy L. Baldassari Date 1/16/25  
Kathie L. Baldassari Date 1/16/25

Ms. Brenda Kraemer has the sheet w/ original signatures

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

Application No. ZB-5/24  
Roy + Kathie Baldassari

Request is hereby made for permission to erect, alter or convert a a one-story addition contrary to the requirements of §404 of the Land Use Ordinance, or for other relief as follows:

current side-yard setback requirement is 15 feet, our proposed addition would reduce this to 8 feet

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:

Please see attached Word document

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

please see attached Word document

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

please see attached Word document

(continued next page)

**Township of Lawrence**  
**Mercer County NJ**  
**Department of Community Development**  
**Bulk Variance (Homeowner)**

Application No. ZB-5/24

Roy + Kathie Baldassari

(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.

No adjoining lands are available for purchase

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     X \_\_\_\_\_ No

If Yes, state the nature, date, application no. and disposition of said matter.

/

(continued next page)

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

Application No. ZB-5/24

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
<u>2A (R-2A)</u>				
<b>LOT DATA</b>				
Lot Area	<u>22,500</u> SF	<u>20,003</u> SF	<u>    </u> SF	<u>    </u> SF
Lot Frontage	<u>100</u> FT	<u>114.3</u> FT	<u>    </u> FT	<u>    </u> FT
Lot Width	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT
Lot Depth	<u>?</u> FT	<u>175</u> FT	<u>    </u> FT	<u>    </u> FT
Floodplain Buffer (if applicable)	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT
Total Impervious Coverage <u>*</u>	<u>35</u> %	<u>28.9</u> %	<u>32.5</u> %	<u>    </u> %
<b>PRINCIPAL BUILDING</b>				
Front Yard setback	<u>40</u> FT	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT
Left Side Yard setback	<u>15</u> FT	<u>25</u> FT	<u>8</u> FT	<u>7</u> FT
Right Side Yard setback	<u>15</u> FT	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT
Rear Yard setback	<u>40</u> FT	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT
Building Height	<u>35</u> FT	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT
<b>ACCESSORY BUILDING</b>				
Side Yard setback	<u>15</u> FT	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT
Rear Yard setback	<u>15</u> FT	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT
Building Height	<u>15</u> FT	<u>    </u> FT	<u>    </u> FT	<u>    </u> FT

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

Source: Township of Lawrence  
 Land use ordinance (12/17/19)  
 Pages 74-76

\* Spreadsheet of my calculations available, if needed.

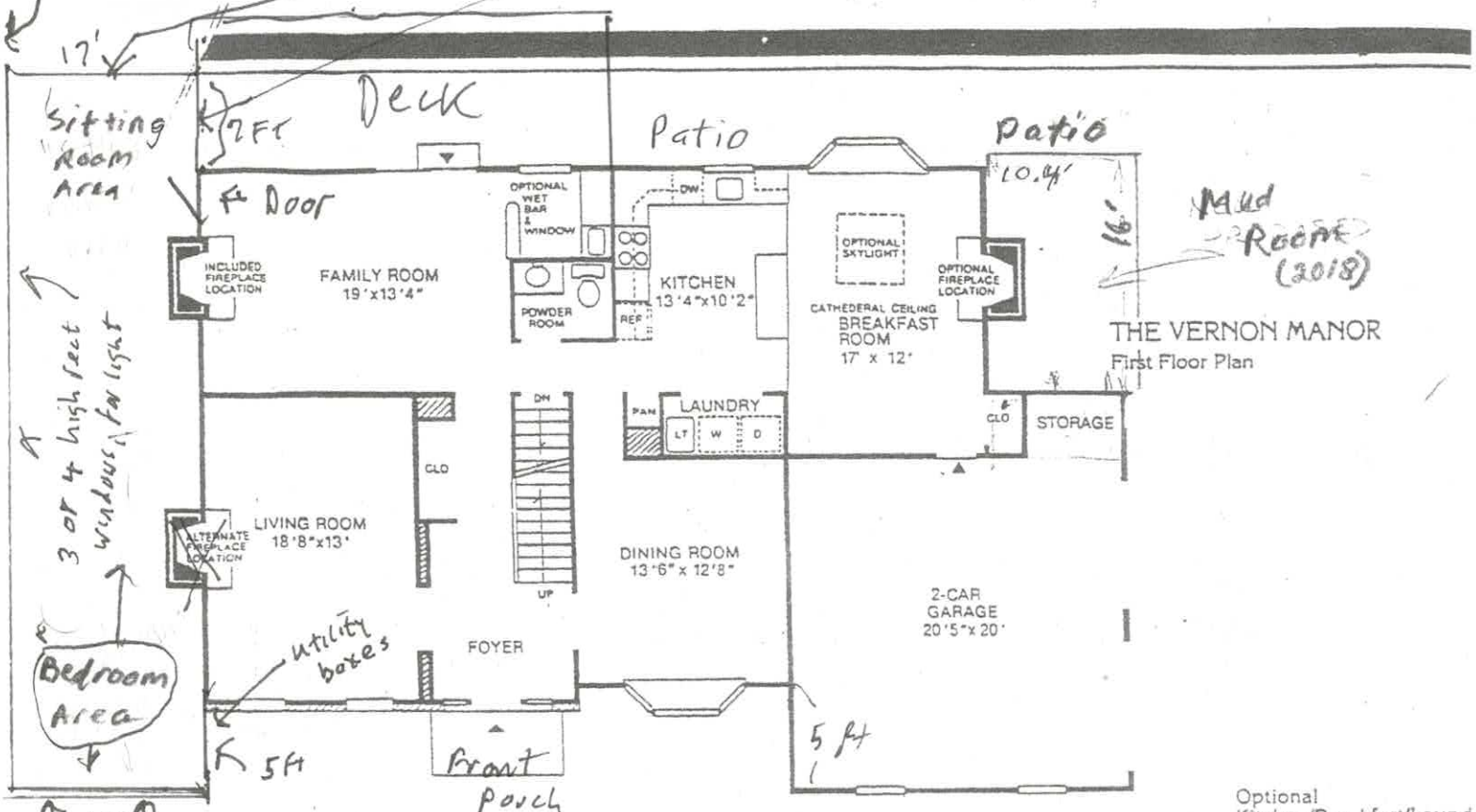
HVAC units in fence corner

Pool 18x36

Big Picture window - centered e.g.



6' sliding door, onto deck (level to deck)

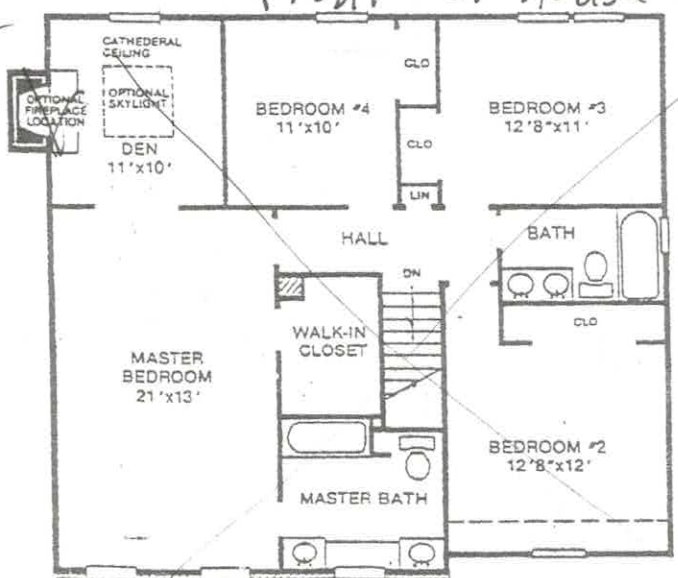


THE VERNON MANOR First Floor Plan

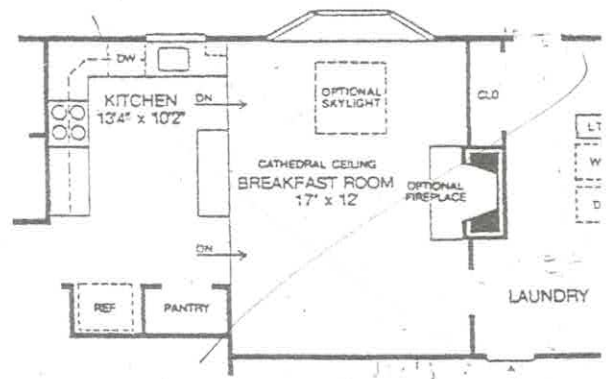
Optional Kitchen/Breakfast/Laund

17' 2 windows same as garage

Front of house



THE VERNON MANOR Second Floor Plan



**The Vernon Manor**  
 A Two Story Classic Bucks County Manorhome  
 by **Toll Brothers**



WINTHROP ROAD  
[50' ROW]

Proposed Addition  
17' X 45'

Wood Deck

WOOD FENCE

POOL  
18 X 36

Barer sidewalk

COX. PATIO

patio patio

2 STORY  
FRAME  
No. 7

Mud Room  
10 X 16'

2018

BITUM. DRIVE

45' SET BACK  
LINE

5' WIDE UTILITY  
EASEMENT

N 22° 26' 30" E 114.30'

ZB-5/2K

N 67° 30' 00" W 175.00'

E 067° 30' 00" W 175.00'

S 22° 26' 30" W 114.30'

BEZ. POINT

BENNINGTON DRIVE  
[50' ROW]

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES—OR OTHER PERMANENT STRUCTURES.

AS REQUESTED BY THE OWNER  DEVELOPER  PROPERTY CORNER MARKERS, HAVE  HAVE NOT  BEEN SET


THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY BELOW NAMED PURCHASER

**MITCHELL R. MASTRANGELO**  
PROFESSIONAL LAND SURVEYOR

THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO N.J.A.C. 13:27

CERTIFIED TO:  
**Roy L. Baldassari and Kathie L. Baldassari**  
Royal Mortgage Corp. its successors and assigns  
Backes & Hill  
Mercer Title Services Agency, Inc.

LOCATION LOCATION FOR  
**ROY L. BALDASSARI AND KATHIE L. BALDASSARI**  
7 BENNINGTON DRIVE  
LAWRENCE TWP, MERCER COUNTY, N.J.

REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL  
REV.  


SCALE 1" = 40' DATE: **AUG. 3, 1992** F.B. P.G.

MITCHELL R. MASTRANGELO  
N.J.P.L.S.—12682  
PA. LLS—10934-E **(16)**

TWP LOT BLOCK TAX MAP DATA **17 15.05 22** FILE MAP DATA **LOT 17, BL. 15.05 NJ MAP FINAL PLAN, SECT TWO OF LAWRENCE, FILED MERCER**

DRAWN BY **LL/AD/14** CHECKED BY **LL/AD/14**

ORDER NO. **120015** TITLE NO.



Township of Lawrence  
Mercer County NJ  
Department of Community Development

ZB-5/24

Property Owner's List Request Form

10/29/24  
Date

TO: Department of Engineering

Please prepare a list of property owners within 200' of:

Block 5503 Lot 5 Tax Map Page(s) \_\_\_\_\_

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

Applicant: Name: Roy + Kathie Baldassari  
Address: 7 Bennington Dr. Lawrence Township  
Phone No.: 609 751-4280 (cell)  
E-mail: baldassari7@aim.com

Contact: Name: same  
Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_  
E-mail: \_\_\_\_\_

The above list is requested to be provided by the Department of Engineering within seven (7) days as per Ordinance requirements.

Please Mail Request to: Township of Lawrence  
Department of Engineering  
2207 Lawrence Road  
P O. Box 6006  
Lawrenceville NJ 08648

\*mailed 10/29/24 with  
check # 5227 for \$10  
deposited by Law Twnsp  
10/31/24

Please Note: There is a \$10.00 charge for the list. If the list is over forty (40) names, an additional \$0.25 per name will be charged. No list or recheck of same will be released until the required fee is paid.

Names  
Received 11/15/24