



Kristopher J. Berr, Esquire
kjb@delducalewis.com

March 18, 2025

VIA UPS GROUND

Ms. Jennifer Thomas
Account Clerk/Cashier
Engineering, Planning & Zoning Department
Township of Lawrence
2207 Lawrence Road
Lawrence Township, NJ 08648

**RE: JAMES AND JOAN SCHUBIN; 130 LAWRENCEVILLE-PENNINGTON ROAD
BLOCK 6001, LOT 35.01, LAWRENCE TOWNSHIP, NEW JERSEY**

Dear Ms. Thomas:

This firm represents James and Joan Schubin (collectively, the “Applicants”), contract purchasers of a portion of the property located at 130 Lawrenceville-Pennington Road, and designated as Block 6001, Lot 35.01 on the municipal tax map (the “Property”). The property is located in the R-2A Residential Zoning district and is currently improved with an existing single-family home.

The Applicants seek minor subdivision approval from the Board to subdivide the property into two lots, which are proposed to be known as 130 Lawrenceville-Pennington Road (proposed lot 35.01) and 132 Lawrenceville-Pennington Road (proposed lot 35.02).

I enclose the following in connection with this application:

1. Twenty-three (23) copies of the Land Use Application, including a summary of application and completed checklist;
2. Eight (8) full-size, signed and sealed copies of a Minor Subdivision Plan, prepared by Consulting Engineer Services, dated February 4, 2025, last revised March 11, 2025 (1 sheet);
3. Fifteen (15) reduced size, signed and sealed copies of a Minor Subdivision Plan, prepared by Consulting Engineer Services, dated February 4, 2025, last revised March 11, 2025 (1 sheet);
4. Twenty-three (23) copies of legal descriptions for proposed lots 35.01 and 35.02, prepared by Consulting Engineer Services, dated January 30, 2025;
5. One (1) original contribution disclosure statement completed by the Applicant, James Schubin;
6. One (1) original contribution disclosure statement completed by the Applicant, Joan Schubin;

Ms. Jennifer Thomas
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7. One (1) copy of a 200' property owners list;
8. One (1) copy of proof of current taxes;
9. Two (2) checks, payable to Lawrence Township, in the amount of \$400.00 (application fee) and \$2,000.00 (escrow fee); and
10. An electronic copy of the complete submission materials.

Please review the application for completeness and place this application on the next available Planning Board agenda.

Thank you.

Very truly yours,
DEL DUCA LEWIS & BERR, LLC

Kristopher J. Berr

Kristopher J. Berr, Esquire

KJB:gml
Enclosures

cc: James and Joan Schubin (via email)
Adam Grant, PLS (via e-mail)

Summary of Application
Township of Lawrence Planning Board

James and Joan Schubin
Block 6001, Lot 35.01
130 Lawrenceville-Pennington Road

The applicants, James and Joan Schubin, are contract purchasers of a portion of the property located at 130 Lawrenceville-Pennington Road, and designated as Block 6001, Lot 35.01 on the municipal tax map. The property is located in the R-2A Residential Zoning district and is currently improved with an existing single-family home.

The applicants seek minor subdivision approval from the Board to subdivide the property into two lots, which are proposed to be known as 130 Lawrenceville-Pennington Road (proposed lot 35.01) and 132 Lawrenceville-Pennington Road (proposed lot 35.02). The existing property is oversized for the R-2A zone and, to the applicants' knowledge, complies with all bulk requirements of the Township zoning ordinance. The applicants' proposed subdivision will not create any known variances, and the proposed new lots will continue to conform to all bulk requirements for the zone.

The applicants do, however, request any variances, submission waivers, additional exceptions, design waivers, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Board and its professional staff, and permits requested or required by the Board at the public hearing.

The applicants seek submission waivers from checklist items 37 (proposed grading) and 57 (preliminary architectural plans). Testimony in support of these submission waivers will be provided at the public hearing.

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

Land Use Application Master Checklist

Name of Applicant: James and Joan Schubin

Block No. 6001 **Lot No(s)** 35.01



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):

- | | | |
|-------------------------------------|--|-----------|
| <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 checked="" 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 type="checkbox"/> | Site Plan, Preliminary Major | N/A |
| <input type="checkbox"/> | Site Plan, Final Major | N/A |
| <input checked="" 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:

Description

Number Submitted

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

Adam Grant, PLS

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name James and Joan Schubin Phone 719 650 5889
Address 650 Klockner Rd Fax _____
Hamilton, NJ 08619 Email jim.schubin@gmail.com

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

Name Jean Aniano and Todd Riben Phone _____
Address 130 Lawrenceville-Pennington Rd Fax _____
Lawrenceville, NJ 08648 Email _____

3. Attorney (where applicable):

Name Kristopher Berr, Esq. Phone 856 427 4200
Address 21 E. Euclid Avenue, Suite 100 Fax _____
Haddonfield, NJ 08033 Email kjb@delducalewis.com

4. Engineer (where applicable):

Name Adam Grant, PLS Phone 856 228 2200
Address Consulting Engineer Services Fax _____
645 Berlin-Cross Keys Road, Suite 1 Email agrant@ces-1.com
Sicklerville, NJ 08081

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) 35.01 Block(s) 6001 Tax Map Pg(s) 60.01
Street(s) 130 Lawrenceville-Pennington Road

7. Zoning designation of parcel (see Zoning Map): R-2A

8. Name of proposed development: 132 Lawrenceville-Pennington Road

**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 *James Schubin* *Joan Schubin* Date 2/9/25
James Schubin Joan Schubin
(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 *Jean Aniano* *Todd Riben* Date 2/12/25
Jean Aniano Todd Riben
(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 *James Schubin* *Joan Schubin* Date 2/9/25
James Schubin Joan Schubin
(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 *Jean Aniano* *Todd Riben* Date 2/12/25
Jean Aniano Todd Riben
(Print or type name)

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Parcel)

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

	Permitted for zone in which property is located		Permitted for zone where proposed use is allowed ⁽¹⁾		Existing		Proposed		Extent of variance requested
LOT DATA									
Lot Area	22,500	SF		SF	171,727	SF	23,562	SF	complies SF
Lot Frontage	100	FT		FT	220	FT	110	FT	complies FT
Lot Width		FT		FT		FT		FT	FT
Lot Depth		FT		FT		FT		FT	FT
Parking Spaces									
Floodplain Buffer (if applicable)		FT		FT		FT		FT	FT
Total Impervious Coverage	35	%		%	5.3	%	15.4	%	complies %
PRINCIPAL BUILDING									
Front Yard setback	40	FT		FT	69.7	FT	65	FT	complies FT
Left Side Yard setback	15	FT		FT	139.6	FT	34.5	FT	complies FT
Right Side Yard setback	15	FT		FT	15.5	FT	29.5	FT	complies FT
Rear Yard setback	40	FT		FT	660.3	FT	93.2	FT	complies FT
Floor Area Ratio									
Building Height	35	FT		FT	<35	FT	<35	FT	complies FT
ACCESSORY BUILDING									
Side Yard setback		FT		FT		FT		FT	FT
Rear Yard setback		FT		FT		FT		FT	FT
Dist. to Other Building		FT		FT		FT		FT	FT

(1) Complete this column with a Use Variance application only

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

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.								

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
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 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

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
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

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
27. Development stages or staging plans (for GDP-general staging).	X			X (general)	X	X	X	X
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

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
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
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
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 Waiver requested	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

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
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

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
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
48. Proposed street names.					X	X	X	X
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

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
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 Waiver requested	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
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.



consulting engineer services

Engineers, Planners, and Land Surveyors

January 30, 2025

DEED DESCRIPTION

BLOCK 6001, LOT 35.01

LANDS SITUATE

TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

BEGINNING at a point in the northeasterly line of Lawrenceville-Pennington Road (County Route 546 – Variable Width), said point being 40.00 Feet from the centerline thereof and being the common corner to Proposed Block 6001, Lot 35.01 and Existing Block 6001, Lot 34, and extending; Thence

1. Along said line of Lawrenceville-Pennington Road, North 40 Degrees 56 Minutes 17 Seconds West, a distance of 110.00 Feet to a point; Thence
2. Along a new line, North 48 Degrees 47 Minutes 4 Seconds East, a distance of 214.47 Feet to a point; Thence
3. Along another new line, North 41 Degrees 12 Minutes 56 Seconds West, a distance of 110.00 Feet to a point; Thence
4. North 48 Degrees 47 Minutes 4 Seconds East, a distance of 568.00 Feet to a point; Thence
5. South 40 Degrees 14 Minutes 46 Seconds East, a distance of 220.02 Feet to a point; Thence
6. South 48 Degrees 47 Minutes 4 Seconds West, a distance of 779.27 Feet to a point and place of BEGINNING.

Containing 148,169 S.F. or 3.401 AC.

Hereinabove described land Being Proposed Lot 35.01 is graphically shown on a plan entitled “PLAN OF MINOR SUBDIVISION, PLATE 60.01, BLOCK 6001, LOT 35.02, Lawrence Township, Mercer County, New Jersey as prepared by Consulting Engineer Services.

Being subject to a 6.00 Feet Wide Road Widening Easement granted to the County of Mercer for road widening purposes being described on a plan entitled “Plan of Minor Subdivision #130 Pennington-Lawrenceville Road Lots 35 & 36, Block 6001 for Elizabeth Dymowski” located in Lawrence Township, Mercer County, NJ prepared by Frank Falzone, NJ PLS 32112, Princeton Junction, NJ dated 12/12/19, last revised 03/18/21.

ADAM R. GRANT

Professional Land Surveyor

New Jersey License No. 24GS04335700

645 Berlin-Cross Keys Road, Suite 1, Sicklerville, N.J. 08081

856-228-2200 Fax 856-232-2346 design@ces-1.com

NJ Certificate of Authorization #24GA27957700



consulting engineer services

Engineers, Planners, and Land Surveyors

January 30, 2025

DEED DESCRIPTION

BLOCK 6001, LOT 35.02

LANDS SITUATE

TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

BEGINNING at a point in the northeasterly line of Lawrenceville-Pennington Road (County Route 546 – Variable Width), said point being 40.00 Feet from centerline thereof and being the common corner to Proposed Block 6001, Lot 35.02 and Existing Block 6001, Lot 37, and extending; Thence

1. North 48 Degrees 47 Minutes 04 Seconds East, a distance of 213.93 Feet to a point; Thence
2. Along a new line, South 41 Degrees 12 Minutes 56 Seconds West, a distance of 110.00 Feet to a point; Thence
3. Along another new line, South 48 Degrees 47 Minutes 04 Seconds East, a distance of 214.47 Feet to a point in the northeasterly line of Lawrenceville-Pennington Road; Thence
4. North 40 Degrees 56 Minutes 17 Seconds East, a distance of 110.00 Feet to a point and place of BEGINNING.

Containing 23,562 S.F. or 0.541 AC.

Hereinabove described land Being Proposed Lot 35.02 is graphically shown on a plan entitled “PLAN OF MINOR SUBDIVISION, PLATE 60.01, BLOCK 6001, LOT 35.02, Lawrence Township, Mercer County, New Jersey as prepared by Consulting Engineer Services.

Being subject to a 6.00 Feet Wide Road Widening Easement granted to the County of Mercer for road widening purposes being described on a plan entitled “Plan of Minor Subdivision #130 Pennington-Lawrenceville Road Lots 35 & 36, Block 6001 for Elizabeth Dymowski” located in Lawrence Township, Mercer County, NJ prepared by Frank Falzone, NJ PLS 32112, Princeton Junction, NJ dated 12/12/19, last revised 03/18/21.

ADAM R. GRANT

Professional Land Surveyor

New Jersey License No. 24GS04335700

From: [Tax Collector](#)
To: [Gina Lower](#)
Subject: RE: Block 6001, Lot 35.01 (Schubin)
Date: Tuesday, March 18, 2025 4:01:14 PM
Attachments: [image002.png](#)
[image003.png](#)

Taxes and sewer are current on this property. The next tax payment is due 5/1/2025.

Susan McCloskey CTC
Tax Collector
Township of Lawrence
2207 Lawrence Road
Lawrence Twp. NJ 08648
Phone: 609-844-7041
Fax: 609-620-0081

From: Gina Lower <Gina@delducalewis.com>
Sent: Tuesday, March 18, 2025 3:57 PM
To: Tax Collector <taxcoll@lawrencetwp.com>
Subject: Block 6001, Lot 35.01 (Schubin)




External (gina@delducalewis.com)



Would you please email me a tax certification for this location. I need to include it in a submission to the planning board. Thank you.

Gina Lower, Paralegal

The logo for Del Duca Lewis & Berr Law Firm, consisting of a blue 'D' followed by the text 'DEL DUCA LEWIS & BERR' in blue and 'LAW FIRM' in smaller blue text below it.
21 E. Euclid Avenue, Suite 100
Haddonfield, New Jersey 08033
Telephone: (856) 427-4200 / Cell: (856) 981-8881
Fax: (856) 427-4241
<http://www.delducalewis.com> | gina@delducalewis.com

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TOWNSHIP OF LAWRENCE

2207 LAWRENCE ROAD

LAWRENCE TOWNSHIP, NEW JERSEY 08648

ENGINEERING DEPARTMENT

Brenda Kraemer, P.E.

Assistant Municipal Engineer

609/844-7087

609/896-0412 Facsimile

bkraemer@lawrencetwp.com

March 3, 2025

Del Duca Lewis & Berr, LLC.
21 E. Euclid Ave., Suite 100
Haddonfield, NJ 08033

ATTN: Gina Lower

RE: Property Owners List
Block 6001, Lot 35.01

Dear Ms. Lower:

As requested, we have prepared and are enclosing a copy of the list of property owners located in Lawrence Township for the above-referenced project. Also enclosed is Attachment N-1 listing additional agencies, which must be noticed pursuant to the Municipal Land Use Law.

Should you have any questions please contact this office.

Sincerely,

TOWNSHIP OF LAWRENCE



Brenda Kraemer, P.E.
Assistant Municipal Engineer

BK/jrl

g:engineering/property owners/misc items letter.doc

Enclosures

Block	Lot	Owner	Street	Town/State	Zip
5601	1	PROPERTY OWNER	125 LAWR-PENN ROAD	LAWRENCE TOWNSHIP, NJ	08648
5901	9	PROPERTY OWNER	137 LAWR-PENN ROAD	LAWRENCE TOWNSHIP, NJ	08648
	10	PROPERTY OWNER	135 LAWR-PENN RD	LAWRENCE TOWNSHIP, NJ	08648
	11	PROPERTY OWNER	133 LAWR-PENN RD	LAWRENCE TOWNSHIP, NJ	08648
	12	PROPERTY OWNER	131 LAWR-PENN ROAD	LAWRENCE TOWNSHIP, NJ	08648
	13	PROPERTY OWNER	2 LAWRENCIA DRIVE	LAWRENCE TOWNSHIP, NJ	08648
6001	10	PROPERTY OWNER	17 NASSAU DR	LAWRENCE TOWNSHIP, NJ	08648
	11	PROPERTY OWNER	19 NASSAU DRIVE	LAWRENCE TOWNSHIP, NJ	08648
	12	PROPERTY OWNER	21 NASSAU DRIVE	LAWRENCE TOWNSHIP, NJ	08648
	13	PROPERTY OWNER	23 NASSAU DRIVE	LAWRENCE TOWNSHIP, NJ	08648
	14	PROPERTY OWNER	25 NASSAU DRIVE	LAWRENCE TOWNSHIP, NJ	08648
	33	PROPERTY OWNER	126 LAWR-PENN ROAD	LAWRENCE TOWNSHIP, NJ	08648
	34	PROPERTY OWNER	128 LAWR-PENN ROAD	LAWRENCE TOWNSHIP, NJ	08648
	37	PROPERTY OWNER	134 LAWR-PENN ROAD	LAWRENCE TOWNSHIP, NJ	08648
	38	PROPERTY OWNER	136 LAWR-PENN RD	LAWRENCE TOWNSHIP, NJ	08648
	39	PROPERTY OWNER	4 SANTINA COURT	LAWRENCE TOWNSHIP, NJ	08648
	40	PROPERTY OWNER	6 SANTINA COURT	LAWRENCE TOWNSHIP, NJ	08648
	41	PROPERTY OWNER	8 SANTINA COURT	LAWRENCE TOWNSHIP, NJ	08648
	42	PROPERTY OWNER	10 SANTINA COURT	LAWRENCE TOWNSHIP, NJ	08648
	43	PROPERTY OWNER	12 SANTINA COURT	LAWRENCE TOWNSHIP, NJ	08648
6002	13	PROPERTY OWNER	16 NASSAU DRIVE	LAWRENCE TOWNSHIP, NJ	08648
	14	PROPERTY OWNER	14 NASSAU DR	LAWRENCE TOWNSHIP, NJ	08648
	15	PROPERTY OWNER	12 NASSAU DR	LAWRENCE TOWNSHIP, NJ	08648
6005	236	PROPERTY OWNER	30 WALL ST RESEARCH PARK	PRINCETON, NJ	08540
	237	PROPERTY OWNER	10 CENTRE DR	MONROE, NJ	08831



Brenda Kraemer
Assistant Municipal Engineer

PROPERTY OWNER
14 SANTINA COURT
LAWRENCE TOWNSHIP, NJ 08648

**TOWNSHIP OF LAWRENCE
COUNTY OF MERCER
Attachment N-1**

AGENCIES REQUIRING NOTICE

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 07083-1975
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 26th 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

The Township accepts no responsibility with regard to any mailing done to cable and/or utility companies by any of our applicants.

Township of Lawrence
Mercer County NJ
Department of Community Development

Property Owner's List Request Form

02/18/25

Date

TO: Department of Engineering

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

Block 6001 Lot(s) 35.01 Tax Map Page(s) _____

Application No. _____

Applicant: Name: James and Joan Schubin
Address: 650 Klockner Road, Hamilton, NJ 08619
Phone No.: 719-650-5889
E-mail: jim.schubin@gmail.com

Contact: Name: Please email list to Gina Lower/Del Duca Lewis & Berr, LLC
Address: 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ 08033
Phone No.: 856-427-4200
E-mail: gina@delducalewis.com

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
Lawrence Township NJ 08648

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.