

STARK & STARK

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January 11, 2024

Hand Delivered

Brenda Kraemer, P.E.
Zoning Board Secretary and Assistant Municipal Engineer
Township of Lawrence Engineering Department
2207 Lawrenceville Road
Lawrence Township, NJ 08648

Re: The Church of Saint Ann, Lawrenceville, NJ – Minor Subdivision, Bulk and FAR Variance Application
Property: 1253 Lawrenceville Road (Block 2313, Lots 1.01, 4-12, 53 and 54)

Dear Brenda:

Enclosed please find fifteen (15) sets of the application, supporting documents and minor subdivision plan in connection with the above referenced land use application and a check in the amount of \$4,000 for additional escrow fee. This application was previously submitted for Planning Board approval. We understand that this matter is being transferred to the Zoning Board. Accordingly, we have enclosed our amended application to the Zoning Board. Also enclosed is a copy of the Mercer County Planning Board's approval letter dated December 13, 2023.

Please advise if the application will be scheduled for the February 21, 2024 Zoning Board hearing.

If you have any questions, please contact me.

Very truly yours,

STARK & STARK
A Professional Corporation

By: Dolores R. Kelley
DOLORES R. KELLEY

DRK/bmc
Enclosure
c via email: Daniel L. Haggerty, Esquire
Fr. Dela Cruz
Bill Zagoreos

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name The Church of Saint Ann, Lawrenceville, NJ Phone 609-882-6491
Address 1253 Lawrenceville Road, Fax _____
Lawrenceville, NJ 08648 Email ldelacruz@churchofsaintann.net

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

Name Zagoreos Real Estate Investments, L.L.C. Phone 609-712-0854
Address 1251 Lawrenceville Road Fax _____
Lawrenceville, NJ 08648 Email themcgrathpharmacy@comcast.net

3. Attorney (where applicable):

Name Dolores R. Kelley, Esq. Phone 609-791-7005
Address Stark & Stark, P.C. Fax _____
100 American Metro Boulevard Email dkelley@stark-stark.com
Hamilton, New Jersey 08619

4. Engineer (where applicable):

Name Craig W. Stratton, L.S. Phone 609-882-0616
Address Trenton Engineering Co., Inc. Fax 609-882-6004
2193 Spruce Street Email trentonengineering@gmail.com
Trenton, New Jersey 08638

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 - the applicant is a religious corporation of the State of New Jersey and it does not have any stockholders

6. Location of Land:

Lot No(s) 11, 12, 53, 54** Block(s) 2313 Tax Map Pg(s) _____
Street(s) 16 Eldridge Avenue, 1253 - 1255 Lawrenceville Road, and 1251 Lawrenceville Road

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

R-4, NC-1, and EGI

8. Name of proposed development:

** 1.01, 4, 5, 6, 7, 8, 9, and 10

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

Application No. S-3/23

(Attach additional pages as necessary)

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

See attached Project Narrative

1. Is the property a corner lot? No

2. Is public sewer available to property? N/A Public Water? N/A

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:

See attached Project Narrative

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

See attached Project Narrative

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

See attached Project Narrative

(continued next page)

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

Application No. S-3/23

(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.

See attached Project Narrative

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.

(continued next page)

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. S-3/23

Block 2313, Lots 11, 12, 53, and 54 (16 Eldridge Ave), Proposed Lot C, existing

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

Zoning District R-4	Permitted for zone in which property is located		Existing		Proposed		Extent of variance requested	
LOT DATA								
Lot Area	7,500	SF	10,360.8	SF	4,915.06	SF	5,445.74	SF
Lot Frontage	60	FT	69	FT	67.59	FT	N/A	FT
Lot Width	N/A	FT	N/A	FT	N/A	FT	N/A	FT
Lot Depth	N/A	FT	N/A	FT	N/A	FT	N/A	FT
Floodplain Buffer (if applicable)	N/A	FT	N/A	FT	N/A	FT	N/A	FT
Total Impervious Coverage	Max 0.6	%	0.7*	%	0.74	%	0.14	%
PRINCIPAL BUILDING								
Front Yard setback	30 (24 Avg)	FT	21.7*	FT	21.7*	FT	2.3	FT
Left Side Yard setback	10	FT	8.9*	FT	7.5	FT	1.4	FT
Right Side Yard setback	10	FT	29.3	FT	17.9	FT	N/A	FT
Rear Yard setback	35	FT	55.8	FT	15.8	FT	19.2	FT
Building Height	Max of 35	FT	25	FT	25	FT	N/A	FT
ACCESSORY BUILDING								
Side Yard setback	N/A	FT	N/A	FT	N/A	FT	N/A	FT
Rear Yard setback	N/A	FT	N/A	FT	N/A	FT	N/A	FT
Building Height	N/A	FT	N/A	FT	N/A	FT	N/A	FT

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

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. S-3/23

*Bulk Variance (Parcel) Block 2313, Lots 4 - 10 (1251 Lawrenceville Road)
Proposed Lot B*

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	5,000 SF	N/A SF	10,481.35 SF	10,973.9 SF	N/A SF
Lot Frontage	50 FT	N/A FT	55.63 FT	55.63 FT	N/A FT
Lot Width	50 FT	N/A FT	80 FT	80 FT	N/A FT
Lot Depth	90 FT	N/A FT	115.07 FT	115.07 FT	N/A FT
Parking Spaces	N/A	N/A	N/A	N/A	N/A
Floodplain Buffer (if applicable)	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT
Total Impervious Coverage	Max 0.8 %	N/A %	0.82 * %	0.819 %	0.019 %
PRINCIPAL BUILDING					
Front Yard setback	0 FT	N/A FT	50.18 FT	50.18 FT	N/A FT
Left Side Yard setback	0 Common 10 Other FT	N/A FT	N/A FT	N/A FT	N/A FT
Right Side Yard setback	0 Common 10 Other FT	N/A FT	9.8* FT	9.8* FT	0.2 FT
Rear Yard setback	25 FT	N/A FT	0* FT	0.5 FT	24.5 FT
Floor Area Ratio	Max of 0.2	N/A	0.42*	0.43	0.01
Building Height	Max of 35 FT	N/A FT	24 FT	24 FT	N/A FT
ACCESSORY BUILDING					
Side Yard setback	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT
Rear Yard setback	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT
Dist. to Other Building	N/A FT	N/A FT	N/A FT	N/A FT	N/A FT

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

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

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Parcel) Block 2313 Lot 1.01 (1253-1255 Lawrenceville Road) Proposed Lot A (EG1 and R-4)

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	SF	SF	SF	SF	SF
Lot Frontage	FT	FT	FT	FT	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	%	%	%	%	%
PRINCIPAL BUILDING *					
Front Yard setback	FT	FT	FT	FT	FT
Left Side Yard setback	FT	FT	FT	FT	FT
Right Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Floor Area Ratio					
Building Height	FT	FT	FT	FT	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 “ * ”.

* See Attached Minor Subdivision Plan Zoning Schedule which reflects the existing conditions in accordance with Site Plan and Variance Approval in File Number ZB-18/01 and SP-14/01

**ZONING SCHEDULE:
#1253-1255 LAWRENCEVILLE ROAD - CHURCH LOT**

NOTE: THE CHURCH IMPROVEMENTS SHOWN ON THIS MINOR SUBDIVISION PLAN ARE IN ACCORDANCE WITH PRELIMINARY AND FINAL SITE PLAN APPROVAL, USE VARIANCE APPROVAL, CONDITIONAL USE VARIANCE APPROVAL, FAR VARIANCE APPROVAL, AND BULK VARIANCE APPROVAL. GRANTED BY THE LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT IN FILE NUMBER ZB-18/01 AND SP-14/01.
ALSO IN ACCORDANCE WITH PRELIMINARY AND FINAL SITE PLAN APPROVAL, USE VARIANCE APPROVAL, AND BULK VARIANCE APPROVAL WAS GRANTED BY THE LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT IN FILE NUMBER ZB-9/17

DESCRIPTIONS PRINCIPAL BUILDING	REQUIRED Eg1	REQUIRED R-4	EXISTING CHURCH Eg1 ZONE	EXISTING CHURCH R-4 ZONE	PROPOSED CHURCH Eg1 ZONE	PROPOSED CHURCH R-4 ZONE
Minimum Lot Area	5 Acres	60,000 SF	2.86± AC.	0.578± AC.	2.97± AC.	0.581± AC.
Minimum Lot Frontage	300 ft.	150 ft.	788.6 ft. (LAW.AVE.)	360 ft. (ELD AVE)	788.6 ft. (LAW.AVE.)	361.41 ft. (ELD AVE)
Minimum Lot Width	300 ft.	--	790 ft. (ex)	--	790 ft.	--
Minimum Lot Depth	600 ft.	--	170 ft	--	170 ft	--
Minimum Side Yard	100 ft.	40 ft.	N/A	--	N/A	--
Minimum Front Yard	100 ft.	50 ft.	34.8 ft. (LAW.AVE.)	65.9 ft (ELD AVE)	34.8 ft. (LAW.AVE.)	65.9 ft (ELD AVE)
Minimum Rear Yard	100 ft.	50 ft.	289.8 ft	--	289.8 ft	--
Maximum Impervious Surface Coverage	0.6	0.5	0.79	0.80	0.76	0.795
Maximum Floor Area Coverage	.20	--	0.397	--	0.382	--
Maximum Building Height	50 ft.	45 ft	<45 ft.	<45 ft.	<45 ft.	<45 ft.

PROJECT NARRATIVE

This application is to request approval for the subdivision of the property located at 16 Eldridge Avenue (Tax Lots 11, 12, 53 and 54, Block 2313), Lawrence Township, New Jersey (“Property”), and for the associated lot line adjustments and lot consolidations involving the adjacent properties located at 1253 – 1255 Lawrenceville Road (Tax Lot 1.01, Block 2313) Lawrence Township, New Jersey (“Church Property”) and 1251 Lawrenceville Road (Tax Lots 4, 5, 6, 7, 8, 9 and 10, Block 2313) Lawrence Township, New Jersey (“Pharmacy Property”).

The Church of Saint Ann, Lawrenceville, NJ (“Church”) is the owner of the Property and of the Church Property. The Property, which the Church acquired in 2001 from Ms. Beverley J. Wolfgang and Mr. Martin Wolfgang, has the following structures on it: a house, a chiller, a transformer, and an electric switchboard, Church parking spaces, and a storage area of approximately 382 square feet that is attached to The McGrath Pharmacy building on the Pharmacy Property. The Church Property has the Saint Ann Church and Faith Development Center building located at 1253 Lawrenceville Road, a parish used residential building located at 1255 Lawrenceville Road, parking lots, and other site improvements on it.

Zagoreos Real Estate Investments, L.L.C. owns the Pharmacy Property. Mr. Steven W. Zagoreos and Mrs. Sharon E. Zagoreos purchased the Pharmacy Property in 1985 from Mr. Martin Wolfgang. The Zagoreos family has operated The McGrath Pharmacy on the Pharmacy Property since the mid-1980s. Mr. Wolfgang owned the properties at both 1251 Lawrenceville Road and 16 Eldridge Avenue when he sold the Pharmacy Property to Mr. and Mrs. Zagoreos. The conveyance of the Pharmacy Property to Mr. and Mrs. Zagoreos did not include the storage area attached to the building. Our understanding of the construction and uses of the building over the years is as follows: the rear portion of the building was constructed in approximately 1912, and was used to store bakery wagons; the front portion of the building was constructed in approximately 1932, and an Esso gas station was operated for many years at the site, as was a barbershop; when Mr. Wolfgang purchased the 1251 Lawrenceville Road and 16 Eldridge Avenue properties in the 1960s, he owned and operated a bicycle shop (Marty’s Bicycles) at the 1251 Lawrenceville Road property. After he sold the Pharmacy Property to Mr. and Mrs. Zagoreos, he apparently used the storage area for bicycle repairs, woodworking and storage. Since it purchased the Property in 2001, the Church has used the storage area for storage purposes, and the house on the property has been rented out for residential use, including for several years by a former cleaning employee of the Church and her family. The house has been vacant since December 2022, and the Church has the intention of selling it for single-family residential use.

As shown on the minor subdivision plan for this application, the Church proposes to subdivide the Property in a manner to permit the house, its driveway and lawn areas to be situated on a lot of approximately 4,915.06 square feet; to permit the storage area to be conveyed to the owner of the Pharmacy Property on a parcel of approximately 492.55 square feet, which will be consolidated with the existing Pharmacy Property to form a new lot of approximately 10,973.9 square feet; and to permit the portion of the Property on which the chiller, the transformer, and the electric switchboard, as well the Church parking spaces are situated to be consolidated with the Church Property, increasing it in size from approximately 3.44 acres to approximately 3.55 acres. Hence, there is no construction of additional buildings or structures proposed as a component of the subdivision application.

As part of the subdivision application, the Church is seeking variance relief for the Property for the proposed lot area, side yard, rear yard, front yard and impervious coverage. In addition, the Church is seeking variance relief for the Pharmacy Property for the proposed side yard, rear yard, impervious coverage and floor area ratio.

As will be demonstrated through testimony at the hearing on the subject application before the Zoning Board of Adjustment, the Church's proposal satisfies the criteria required for variance relief pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-70c(1) and (2) and 40:55D-70(d)(4), as applicable. The applicant submits that the purposes of the Municipal Land Use Law would be advanced through the granting of this application for number of reasons, including primarily by the inclusion of all of the Church improvements on the Church Property, and the reconfiguration of the Property so as to include the residential structure and only its associated improvements on a lot that can be sold by the Church as a single-family residence. Additionally, the transfer of the storage area to the Pharmacy Property will result in the property divisions accurately reflecting the historic and longtime use and structural integrity of the pharmacy building, inclusive of the storage area which is attached and structurally part of it. Finally, the proposal will not result in a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance as the Church is not requesting the construction of any new buildings, just a reorganization of the existing lot boundaries.

The Church shall also seek any and all other relief, including but not limited to variance or waiver relief, that the Zoning Board of Adjustment may deem necessary or appropriate and requests that the application be deemed to be amended accordingly.

Table 8.2. Submission Checklist

Submission Item No. and Description	Informal Review/Concept Plan	Minor Application		General Development Plan	Major Application			
		Sub-division	Site 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		General Development Plan	Major Application			
		Sub-division	Site 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		General Development Plan	Major Application				
		Sub-division	Site Plan		Subdivision		Site Plan		
					Preliminary	Final	Preliminary	Final	
12. Appropriate certification blocks as required by Map Filing Law.					X				
13. Monuments as specified by Map Filing Law or Township Ordinance.		X			X				
14. Date of current property survey.	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
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		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		General Development Plan	Major Application			
		Sub-division	Site 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
19. Affidavit of ownership and owner's certification noted on plans.	X	X	X	X			X	X
20. Acreage of tract to nearest hundredth of an acre.	X	X	X	X			X	X
21. Date of original and all revisions.	X	X	X	X			X	X

Submission Item No. and Description	Informal Review/Concept Plan	Minor Application		General Development Plan	Major Application			
		Sub-division	Site 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

Submission Item No. and Description	Informal Review/ Concept Plan	Minor Application		General Development Plan	Major Application			
		Sub- division	Site 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		General Development Plan	Major Application			
		Sub-division	Site 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	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		General Development Plan	Major Application			
		Sub-division	Site 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 applicable)	X (if applicable)		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		General Development Plan	Major Application			
		Sub-division	Site 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	X
47. Road profiles.				X	X	X	X	X
48. Proposed street names.				X	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		General Development Plan	Major Application				
		Sub-division	Site 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
54. Sight triangles		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		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
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

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
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 = Denotes Required Submission.

Table 8.2 Submission Checklist

- Item 1: 1 copy provided with Application, per instructions. Additional copies to be provided upon completeness review.
- Item 2: 1 copy provided with Application, per instructions. Additional copies to be provided upon completeness review.
- Item 3: Not applicable.
- Item 4: See enclosed Minor Subdivision Plan
- Item 5: Provided with Application
- Item 6: Provided with Application
- Item 7: See enclosed Minor Subdivision Plan
- Item 8: See enclosed Minor Subdivision Plan
- Item 9: See enclosed Minor Subdivision Plan
- Item 10: See enclosed Minor Subdivision Plan
- Item 11: See enclosed Minor Subdivision Plan
- Item 13: Not applicable
- Item 14: See enclosed Minor Subdivision Plan
- Item 15: See enclosed Minor Subdivision Plan
- Item 16: See enclosed Minor Subdivision Plan
- Item 18: See enclosed Minor Subdivision Plan
- Item 19: See enclosed Minor Subdivision Plan
- Item 20: See enclosed Minor Subdivision Plan
- Item 21: See enclosed Minor Subdivision Plan
- Item 22: See enclosed Minor Subdivision Plan
- Item 23: See enclosed Minor Subdivision Plan
- Item 24: See enclosed Minor Subdivision Plan

- Item 25: Not applicable
- Item 26: Not applicable
- Item 28: See enclosed Minor Subdivision Plan and Mercer County Planning Board Approval.
- Item 29: See enclosed Minor Subdivision Plan
- Item 30: See enclosed Minor Subdivision Plan
- Item 31: To be provided upon completeness
- Item 32: Provided
- Item 33: A waiver of this requirement is requested as there is no proposed new construction as part of this application
- Item 34: A waiver of this requirement is requested as there is no proposed new construction as part of this application
- Item 35: A waiver of this requirement is requested as there is no proposed new construction as part of this application
- Item 37: A waiver of this requirement is requested as there is no proposed new construction as part of this application
- Item 38: A waiver of this requirement is requested as there is no proposed new construction as part of this application
- Item 42: A waiver of this requirement is requested as there is no proposed new construction as part of this application
- Item 43: A waiver of this requirement is requested as there is no proposed new construction as part of this application
- Item 44: A waiver of this requirement is requested as there is no proposed new construction as part of this application
- Item 49: To be provided
- Item 54: A waiver of this requirement is requested as there is no proposed new construction as part of this application
- Item 56: A waiver of this requirement is requested as there is no proposed new construction as part of this application


- Item 57: A waiver of this requirement is requested as there is no proposed new construction as part of this application

**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 January 6, 2024
Rev. Leandro Dela Cruz, Pastor, The Church of Saint Ann, Lawrenceville, New Jersey
(Print or type name)

Owner's consent to filing of application:

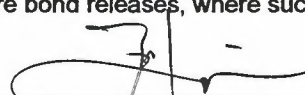
If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature  Date January 6, 2024
William S. Zagoreos, Manager, Zagoreos Real Estate Investments, L.L.C.
(Print or type name)

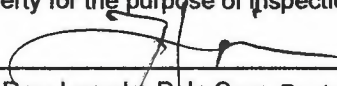
Acceptance of reasonable review & inspection costs:

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 January 6, 2024
Rev. Leandro Dela Cruz, Pastor, The Church of Saint Ann, Lawrenceville, New Jersey
(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  Date January 6, 2024
Rev. Leandro Dela Cruz, Pastor, The Church of Saint Ann, Lawrenceville, New Jersey
(Print or type name)

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
 See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
The Church of Saint Ann

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1253 Lawrenceville Road

6 City, state, and ZIP code
Lawrenceville, NJ 08648

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
-										
or										
Employer identification number										
2	1		-	0	6	8	5	5	9	6

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Date ▶ 8/24/23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

MERCER COUNTY PLANNING BOARD



MCDADE ADMINISTRATION BUILDING

PO BOX 8068

TRENTON, NJ 08650-0068

Phone 609-989-6545 Fax 609-278-8154

BRIAN M. HUGHES

County Executive

KELVIN S. GANGES
Chief of Staff
LESLIE R. FLOYD, PP, AICP
Planning Director
MATTHEW ZOCHOWSKI, PP, AICP
Planning Board Secretary

LILLIAN L. NAZZARO, ESQ.
County Administrator
BASIT A. MUZAFFAR, PE.
County Engineer
ROBERT N. RIDOLFI, ESQ.
Planning Board Counsel

December 13, 2023

Craig W. Stratton
Trenton Engineering Co.
2193 Spruce Street
Trenton, NJ 08638

Email: trentonengineering@gmail.com & ldelacruz@churchofsaintann.net

Re: Minor Subdivision
Church of St. Ann Subdivision
16 Eldridge Ave
Block 2313, Lot 1.01, 4-12, 53 & 54
Township of Lawrence
Mercer County File No. MC#23-504

Dear Mr. Stratton:

Please be advised that the above referenced site plan prepared by Craig W. Stratton of Trenton Engineering, dated August 2, 2023, was reviewed and **approved on December 13th, 2023** by the Mercer County Land Development Committee.

The foregoing approval is also subject to the applicant and any successor and/or assigns obtaining all other permits, consents and approvals for the development and/or subdivision of the project. All construction or reconstruction within the County right-of-way shall be performed to County Standards and meet PROWAG. All driveways, aprons, sidepaths, curb and sidewalk shall be designed to County standards and meet the satisfaction of the County Engineer. Please provide the County Engineer's office with 72 hours' notice before beginning any work in or near the county right-of-way.

I trust that this information is of assistance to you and if you have any questions or require additional information, please feel free to contact Matthew Zochowski of my office at (609) 989-6985 or mzochowski@mercercounty.org.

Sincerely,

Leslie R. Floyd (jkb)

Leslie R. Floyd
Planning Director

LRF: MZ:jkb

cc: Robert Ridolfi, Esq.
Basit A. Muzaffar, PE, Mercer County Engineer
Mercer County Planning Board
John T. Ryan, Mayor of Lawrence Twp.
James F. Parvesse, Lawrence Twp. Eng/PB Secretary