

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	10 Acres SF	SF	6.86 Ac SF	6.86 Ac SF	SF
Lot Frontage	300 FT	FT	1,200 FT	1,200 FT	FT
Lot Width	N/A FT	FT	780 FT	780 FT	FT
Lot Depth	N/A FT	FT	375 FT	375 FT	FT
Parking Spaces	74		∅	202/212	
Floodplain Buffer (if applicable)	N/A FT	FT	FT	FT	FT
Total Impervious Coverage	TBD %	%	%	%	%
PRINCIPAL BUILDING					
Front Yard setback	50 FT	FT	N/A FT	50 FT	FT
Left Side Yard setback	30 FT	FT	N/A FT	30 FT	FT
Right Side Yard setback	30 FT	FT	N/A FT	30 FT	FT
Rear Yard setback	50 FT	FT	N/A FT	25 FT	25 FT
Floor Area Ratio					
Building Height	38 FT	FT	N/A FT	38 FT	FT
ACCESSORY BUILDING					
Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	5 FT	FT	N/A FT	142 FT	FT
Dist. to Other Building	30 FT	FT	FT	30.4 FT	FT

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

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

Township of Lawrence
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General Information

1. Applicant:

Name TRICONE
Address 2525 US 130 STE B4
CRANBURY, NJ

Phone (732) 904-3973
Fax _____
Email MH@TRICONEUSA.COM

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

Name TRICONE
Address _____

Phone _____
Fax _____
Email _____

3. Attorney (where applicable):

Name WALTER TOTO, ESQ.
Address 317 FORSGATE DR.
MONROE TWP., NJ 08831

Phone (732) 656-7770
Fax (732) 656-7779
Email WALTER@WALTERTOTOLAW.COM

4. Engineer (where applicable):

Name CALISTO BERTIN
Address BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NJ 07452

Phone (201) 670-6688
Fax (201) 670-9788
Email CBERTIN@BERTINENGINEERING.COM
EHOUGH@BERTINENGINEERING.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.

MUSTAFA HASSONJEE

6. Location of Land:

Lot No(s) 33-03 Block(s) 4201-01 Tax Map Pg(s) 42.07
Street(s) GROVERS MILL ROAD & MALL ACCESS ROAD

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

AT-3 APARTMENT & TOWNHOUSE RESIDENTIAL

8. Name of proposed development:

TBD


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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



MUSTAFA HASSUNJEE
(Print or type name)

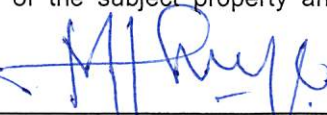
Date NOVEMBER 22, 2023

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



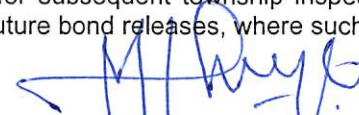
MUSTAFA HASSUNJEE
(Print or type name)

Date NOVEMBER 22, 2023

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



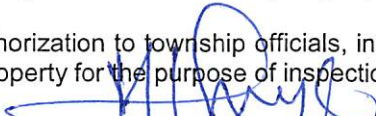
MUSTAFA HASSUNJEE
(Print or type name)

Date NOVEMBER 22, 2023

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



MUSTAFA HASSUNJEE
(Print or type name)

Date NOVEMBER 22, 2023