

Stevens & Lee

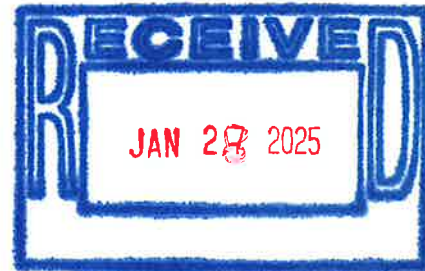
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January 27, 2025

BY FEDERAL EXPRESS

Pennington Planning Board
Borough of Pennington
30 North Main Street
Pennington, New Jersey 08534-0095
Attn: Kaitlyn Macellaro, Land Use Administrator



Re: Application Submission
Minor Subdivision with Bulk Variances
12 N Main Street; Block 205, Lot 22
12 N Main Steet Pennington NJ LLC c/o Bruce Vinci, Applicant/Owner

Dear Ms. Macellaro:

I hope all is well! I represent the applicant-owner in the above referenced application which seeks minor subdivision approval with bulk variance relief to subdivide the fully improved Lot 22 into two lots, separating the lot and structure that fronts North Main Street from the portion of the lot and buildings that front the parking lot. The application comes after some discussion with the Borough's professionals and is in anticipation of the potential future redevelopment of the area. For the application, please find enclosed the following:

1. Attached to this cover letter, an envelope containing the following two (2) checks made out to "Borough of Pennington":
 - a. Check No. 1025 in the amount of \$3,500.00 for the application fee; and
 - b. Check No. 1026 in the amount of \$11,000.00 for the escrow deposit;
2. One (1) completed original Escrow Agreement form;
3. One (1) completed original W-9 tax form;
4. One (1) completed original Consent to Entry form;
5. One (1) completed original Checklist, with a waiver request letter from French & Parrello Associates dated October 10, 2024, attached;
6. One (1) original and six (6) copies of the fully completed Planning & Zoning Application form, including

Allentown • Bergen County • Bala Cynwyd • Fort Lauderdale • Harrisburg • Lancaster • New York
Philadelphia • Princeton • Reading • Rochester • Scranton • Valley Forge • Wilkes-Barre • Wilmington
A PA Professional Corporation, Thomas B. Lewis, NJ Managing Attorney

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Stevens & Lee

January 27, 2025

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- a. Schedule A, Project Description and Narrative;
 - b. Schedule B, Variances Requested; and
 - c. Schedule C, Applicant's Ownership Disclosure;
7. Certification from the tax collector that taxes are paid as of December 5, 2024;
 8. Six (6) signed and sealed copies of metes and bounds descriptions for Proposed Lot 22.01 prepared by Wayne Ingram, P.L.S. (NJ Lic. No. 24GB042582) of French & Parrello Associates;
 9. Six (6) signed and sealed copies of metes and bounds descriptions for Proposed Lot 22.02 prepared by Wayne Ingram, P.L.S. (NJ Lic. No. 24GB042582) of French & Parrello Associates;
 10. Six (6) signed and sealed copies of "Existing Conditions Survey Prepared for 12 North Main Street, Lot 22, Block 205 Situated in Borough of Pennington, Mercer County, New Jersey," prepared by Wayne Ingram, P.L.S. (NJ Lic. No. 24GB042582) of French & Parrello Associates, dated 05-02-2024;
 11. Six (6) signed and sealed copies of "Minor Subdivision Plat for 12 North Main Street, Lot 22, Block 205, Borough of Pennington, Mercer County, New Jersey," prepared by Wayne Ingram, P.E./P.L.S. (NJ Lic. No. 24GB042582), P.P., of French & Parrello Associates, dated 10/10/24;

Digital versions of items 6 through 10 will be provided via email, Dropbox or another file sharing system upon request.

If you should require anything further for completeness or have any questions, please feel free to contact my office. As always, thank you for all of your assistance and for the guidance we have already received from the Borough's other professionals.

Very truly yours,

STEVENS & LEE



Ryan P. Kennedy

RPKE:tc

Enclosures

cc: Trevor J. Cooper (trevor.cooper@stevenslee.com)
Brianna N. Burgess (brianna.burgess@stevenslee.com)

1 COPY

**PLANNING/ZONING BOARD
PENNINGTON BOROUGH**

ESCROW AGREEMENT

Application #: _____

Applicant's name: 12 N MAIN STREET PENNINGTON NJ LLC c/o Bruce Vinci
(property owner)

Applicant's address: 1 North Main Street
Pennington, New Jersey 08534

Application for the following property:

Block: 205 **Lot(s):** 22

Street address: 12 North Main Street, Pennington

Pursuant to Chapter 98-12 of the Pennington Borough Code, the undersigned hereby agrees to pay for the cost of professional services, including, but not limited to engineering, professional planning and legal services, necessary to review the developer's (property owner's) application as captioned above.

12 N MAIN STREET PENNINGTON NJ LLC

Bruce Vinci

Name (print or type legibly)

Property owner's signature

Date

1 COPY

**PENNINGTON BOROUGH
PLANNING/ZONING BOARD**

PENNINGTON BOROUGH CONSENT TO ENTRY

Date: _____

The undersigned property owner hereby gives consent to entry onto the property known as

12 North Main Street and also known as Block(s) 205, Lot(s) 22, on the

Tax Map of Pennington Borough by members of the Borough Joint Zoning/Planning Board, the Environmental Commission, the Historic Preservation Commission, or any Borough employees, appointed agents or appointed consultants to perform inspections / observations of the property, at reasonable times, in connection with the development application submitted. This consent permits entry onto the property only by the above-mentioned Representatives for the purpose of conducting visual inspections / observations while the application is active with the Borough. This right of entry onto the subject property is limited only to those persons listed above.

12 N MAIN STREET PENNINGTON NJ LLC

609-212-4011

Property Owner (Print)

Bruce Vinci

By: Bruce Vinci

Property Owner (Signature)

[Signature]

Witness (Print)

Relin Vinci

Witness (Signature)

[Signature]

Property Owner Phone #

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. 12 N Main Street Pennington NJ LLC	
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. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> 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. <input type="checkbox"/> 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. 1 North Main Street	Requester's name and address (optional)
6 City, state, and ZIP code Pennington, NJ 08534	
7 List account number(s) here (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	
<div></div>	<div></div>

or

Employer identification number

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 ► 1-13-25

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-INT (interest earned or paid)

- 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.

**PENNINGTON BOROUGH
PLANNING/ZONING BOARD
APPLICATION CHECKLIST**

Name of Applicant: 12 N Main Street Pennington NJ LLC Application # 25-001
Block: 205 Lot: 22 Date Filed January 27, 2025

An Application shall not be considered complete until all of the materials and information specified below have been submitted, unless a waiver is requested. The waiver request shall be granted or denied within 45 days of receipt of said request. If an item is considered by the applicant to be "Not Applicable", a waiver request (W) should be made.

ALL APPLICATIONS	X=Provided W=Waiver Request	ARC Recommendation
1. Applicable fees and escrow (2 separate checks), Escrow Agreement Form, W-9 Form, Consent to Entry Form and Checklist (1 copy of each)	X	
2. Applications for certified list of property owners within 200 feet and taxes paid statement from tax collector. (\$10.00 fee, may be included in check with fees) (1 Copy)	X	
3. If the applicant is a corporation or partnership, a list of the names and address of all persons having a 10% or more interest, in accordance with NJ Statute. (1 digital and 6 hard copies for initial submission)	X	
4. Fully completed application form (1 digital and 6 hard copies for initial submission)	X	
5. Original sealed survey showing present status of property, prepared by a NJ licensed land surveyor (1 original & 6 copies for initial submission)	X	
6. Copies of all easements, covenants & deed restrictions with metes & bounds descriptions, including right of way dedications, on or affecting the property in question. (1 digital and 6 hard copies for initial submission)	X	
7. Plans showing the following information: (1 digital and 6 hard copies for initial submission)		
A. Dimensions & lot area of existing lot and lot areas if new lot is proposed	A <u>X</u>	A _____
B. Zoning district of subject property & surrounding lots; bulk requirements applying to subject property in table form & displayed graphically	B <u>X</u>	B _____
C. The location & purpose of all easements or rights-of-way on the subject property & adjoining lots	C <u>X</u>	C _____
D. Location of adjacent streets, existing & proposed buildings, structures, driveways & parking areas on the subject property, indicating setbacks from all lot and road lines	D <u>X</u>	D _____

<p>E. Location & details of all existing & proposed stormwater control measures, including, but not limited to, roof drains, down spouts, dry wells, storm water inlets, manholes, piping, stormwater basins, outfalls, ditches, streams or other water courses</p> <p>F. Where a basement or cellar is proposed for any building, including single family and multi-family dwellings, the applicant shall provide information regarding the depth to seasonal high water table, based on soil borings taken at the locations of the proposed structure. (n/a if no basement)</p> <p>G. Title block containing the name of the applicant, the name address & telephone number of the plat preparer, license number, signature & seal, existing lot and block numbers, the date prepared & the date and substance of each revision.</p> <p>H. IF COMMERCIAL, parking requirement calculations & the location of parking, including dimensions from parking spaces to the property lines, street & structures. Existing parking areas with designated spaces should be shown</p> <p>I. Plans and elevations should be accurate, true to scale and readable.</p>	<p>E <u>W</u></p> <p>F <u>W</u></p> <p>G <u>X</u></p> <p>H <u>W</u></p> <p>I <u>X</u></p>	<p>E _____</p> <p>F _____</p> <p>G _____</p> <p>H _____</p> <p>I _____</p>
<p>8. Copies of the following: (1 digital and 6 hard copies for initial submission)</p> <p>a. A current key map with north arrow showing the subject & adjacent properties & structures thereon. An aerial or Google map could be used.</p> <p>b. Architectural elevations</p> <p>c. Floor plans</p> <p>d. Photograph(s) of the subject premises that may prove useful in helping the Board make an informed decision</p> <p>e. Lot area if new lot is proposed</p>	<p>A <u>X</u></p> <p>B <u>W</u></p> <p>C <u>W</u></p> <p>D <u>X</u></p> <p>E <u>X</u></p>	<p>A _____</p> <p>B _____</p> <p>C _____</p> <p>D _____</p> <p>E _____</p>
<p>SKETCH PLAN</p> <p>Plans should be preliminary in form but should be true to scale. The plans should indicate the size, shape and location of existing and proposed buildings, parking areas and drives, the location of proposed plantings, utilities, fences, signs and other important features, and a key map showing the entire project, and its relation to the surrounding properties and the existing buildings thereon. Basic bulk information should be provided indicating requirements of the zone district and what is proposed.</p>		
<p>SITE PLAN/SUBDIVISION</p> <p>See Site Plan Review, Chapter 163 or Subdivision, Chapter 181 in the Pennington Code Book for specific submission details that are required. You can find the Code Book at penningtonboro.org or request a copy from the Land Use Administrator</p> <p>In addition to requirements above for ALL applications the plans MUST include:</p> <p>a. Names of adjoining owners</p> <p>b. Zone district and adjoining zones</p>		

a. X

b. X

a. _____

b. _____

c. Location of site structures, outside dimensions and architectural elevations	c. <u>W</u>	c. <u> </u>
d. Location of structures and streets surrounding site	d. <u>X</u>	d. <u> </u>
e. Existing natural features; existing & proposed contours	e. <u>X</u>	e. <u> </u>
f. Setbacks, yards and lot line dimensions	f. <u>X</u>	f. <u> </u>
g. Location and design of all utilities	g. <u>X</u>	g. <u> </u>
h. Road cross sections; design details	h. <u>W</u>	h. <u> </u>
i. Location and design of storm water, sewer system refuse disposal, fire prevention, etc.	i. <u>W</u>	i. <u> </u>
j. Landscape plan	j. <u>W</u>	j. <u> </u>
k. Lighting details	k. <u>W</u>	k. <u> </u>
l. Sign details; locations and dimensions	l. <u>W</u>	l. <u> </u>
m. Soil erosion and sediment control plans	m. <u>W</u>	m. <u> </u>
n. Names of owner and applicant	n. <u>X</u>	n. <u> </u>
o. Name of person or firm responsible for plan preparation	o. <u>X</u>	o. <u> </u>
p. Signature block	p. <u>X</u>	p. <u> </u>

Applicant: Please explain why you believe each requested waiver should be granted. Refer to each specific checklist item for which you are requesting a waiver. Use a separate sheet if necessary

See attached waiver request letter from French & Parrello Associates dated October 10, 2024.

Legend for ARC Recommendations:

A-ARC recommends waiver be approved

D-ARC recommends the waiver be denied

E-Sent to Engineer

P-Sent to Planner

I-ARC finds application incomplete and recommends it not be heard

October 10, 2024

Pennington Borough Planning Board
12 North Main Street
Pennington Borough, NJ 08534

RE: Waiver Request Letter
12 North Main Street Subdivision
12 North Main Street
Block 205 Lot 22
FPA Job No. 21857.001

Borough of Pennington Planning Board Checklist Waivers Requests		
Checklist Item Number	Description	Reason for Waiver
7 (E)	Location & details of all existing & proposed stormwater control measures, including, but not limited to, roof drains, down spouts, dry wells, storm water inlets, manholes, piping, stormwater basins, outfalls, ditches, streams or other water courses	A waiver is requested for this item. There is no proposed changes to the sites existing stormwater control measures. The existing infrastructure is shown on the plan.
7 (F)	Where a basement or cellar is proposed for any building, including single family and multi-family dwellings, the applicant shall provide information regarding the depth to seasonal high water table, based on soil borings taken at the locations of the proposed structure. (n/a if no basement)	A waiver is requested for this item. There are no proposed changes to the existing buildings on site.
7(H)	IF COMMERCIAL, parking requirement calculations & the location of parking, including dimensions from parking spaces to the property lines, street & structures. Existing parking areas with designated spaces should be shown	A waiver is requested for this item. The existing parking areas are shown on the plan and there are no changes to the parking areas.
8 (B)	Architectural elevations	A waiver is requested for this item. There are no changes proposed to the existing buildings.
8 (C)	Floor Plans	A waiver is requested for this item. There are no changes proposed to the existing buildings.



Site Plan/ Subdivision Checklist Waivers Requests

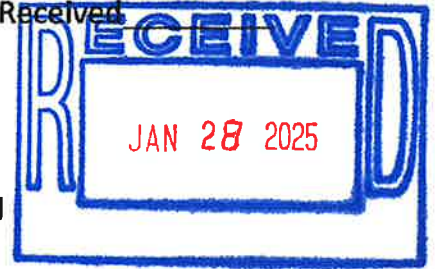
a. c.	Location of site structures, outside dimensions and architectural elevations	A waiver is requested for this item. There are no changes proposed to the existing buildings.
h.	Road cross sections; design details	A waiver is requested for this item. There are no improvements proposed.
i.	Location and design of storm water, sewer system refuse disposal, fire prevention, etc.	A waiver is requested for this item. There are no modifications to the existing structures proposed
j.	Landscaping Plan	A waiver is requested for this item. There are no modifications to the existing landscaped areas proposed.
k.	Lighting details	A waiver is requested for this item. There are no modifications to the existing structures proposed.
l.	Sign details; locations and dimensions	A waiver is requested for this item. There are no signs proposed.
m.	Soil erosion and sediment control plans	A waiver is requested for this item. There is no proposed disturbance associated with the project.

App# 25-001

Date Received



PENNINGTON BOROUGH

30 North Main Street
Pennington, NJ 08534



PLANNING & ZONING BOARD APPLICATION

To be completed by all applicants

Date: <u>JANUARY 27, 2025</u>	Block: 205	Lot: 22
Address: 12 North Main Street, Pennington, NJ 08534	Zone: TC	
Property Owner Name: 12 N Main Street Pennington NJ LLC c/o Bruce Vinci		
Property Owner Address: 1 North Main Street, Pennington, New Jersey 08534		
Property Owner Phone # and Email: c/o Bruce Vinci - 609-212-4011		
<i>I have reviewed this application and supporting documentation and consent to the filing if the same with the Pennington Borough Planning/Zoning Board.</i>		
Property Owner Signature:  <u>1-13-25</u>		
Applicant Name: OWNER IS APPLICANT		
Applicant Address:		
Applicant Phone Number & Email:		
Contact or Agent's Name (primary point of contact for application)		
Contact or Agent's Address: APPLICANT AGENT IS ATTORNEY FOR APPLICANT		
Contact or Agent's Phone Number & Email:		
<i>I do hereby consent to the filing of this application and appoint <u>Ryan P. Kennedy, Esq.</u> to perform all duties as may be required to present this application before the Pennington Borough Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Pennington Borough with regard to this application.</i>		
Applicant's Signature:  <u>1-13-25</u>		
<i>I do hereby accept the responsibilities as agent for this application.</i>		
Contact or Agent's signature: APPLICANT AGENT IS ATTORNEY FOR APPLICANT		
Name of Preparer of Plans: Wayne Ingram, PE, PLS, PP - French & Parrello Associates		
Preparer Address: 700 Grand Avenue, Unit 5A, Hackettstown, New Jersey 07840		
Preparer Phone Number & Email: 908-850-0977 wayne.ingram@fpaengineers.com		
Architect's Name: N/A		
Architect's Address:		
Architect's Phone Number & Email:		
Attorney's Name: Ryan P. Kennedy, Esq. - Stevens & Lee, P.C.		
Attorney's Address: 100 Lenox Drive, Suite 200, Lawrenceville, New Jersey 08648		
Attorney's Phone Number & Email: 609-243-6424 ryan.kennedy@stevenslee.com		

Application Type-Check all that apply:

- ☐ Appeal of Zoning Officer Decision
- ☐ Request for Interpretation of Zoning Ordinance
- ☐ Sketch Site Plan Review (see Sketch Site Plan form and Borough Code 169.9 for details)
- ☐ Technical Review with Professionals
- ☐ Resubmittal Due to Incompleteness
- ☐ Extension of Time
- ☐ Conditional Use Permit
- ☒ Variance –Bulk or “C”
- ☐ Variance-Use or other “D” (please specify) _____
- ☐ General Development Plan
- ☐ Major Sub-Division
- ☒ Minor Sub-Division
- ☐ Preliminary Site Plan
- ☐ Site Plan Amendment
- ☐ Site Plan Waiver
- ☐ Final Site Plan
- ☐ Other (specify) _____

Has there been a prior application to the Planning and Zoning Board regarding this property? YES or **NO** If yes, please indicate date, nature and disposition of application. _____

Please provide a description of the current project or the reason for an appeal. Attach additional sheets if necessary.

See Schedule A, attached.

Provide a description of any requested variances. Attach additional sheets if necessary.

Ordinance Section Cited	Description of variance requested with justification for request
	See Schedule B, attached.

General Building/Project Information Zone: TC

PENNINGTON BOROUGH ZONING REQUIREMENTS TABLE (PER ORDINANCE SECTION 215-71E)				
ZONING DISTRICT	TC (TOWN CENTER DISTRICT)			
	REQUIRED/PERMITTED	EXISTING LOT 22	PROPOSED LOT 22.01	PROPOSED LOT 22.02
MAX. LOT AREA	15,000 (SF)	12,129 (SF)	1,443 (SF)	10,686 (SF)
MIN. LOT FRONTAGE	EXISTING OR 25 (FT)	22.89 (FT)	22.89 (FT)	0.00 (FT) *
BUILDING SETBACKS				
MIN. FRONT YARD	EXISTING OR 5 (FT)	0.00 (FT)	0.00 (FT) EX.	NA
MIN. REAR YARD	EXISTING OR 25 (FT)	0.10 (FT)	0.00 (FT) *	NA
MIN. SIDE YARD (EACH)	EXISTING OR 5 (FT)	0.00 (FT)	1.67 (FT) *	0.00 (FT) *
MAX. TOTAL LOT COVERAGE	EXISTING OR 80%	91.8%	99.2% *	90.8% *
MAX. BUILDING HEIGHT	EXISTING OR 3 STORIES OR 40'	<40'	<40'	<40'

*Refer to Pennington Code, Section 215, Attachment 2, "Schedule of Area, Yard and Building Regulations" or Attachment 3, "Schedule of Area and Bulk Regulations for MU-3 Mixed Use Zone."

ALSO COMPLETE AND SUBMIT THE APPLICATION CHECKLIST AND ALL SUPPORTING DOCUMENTS

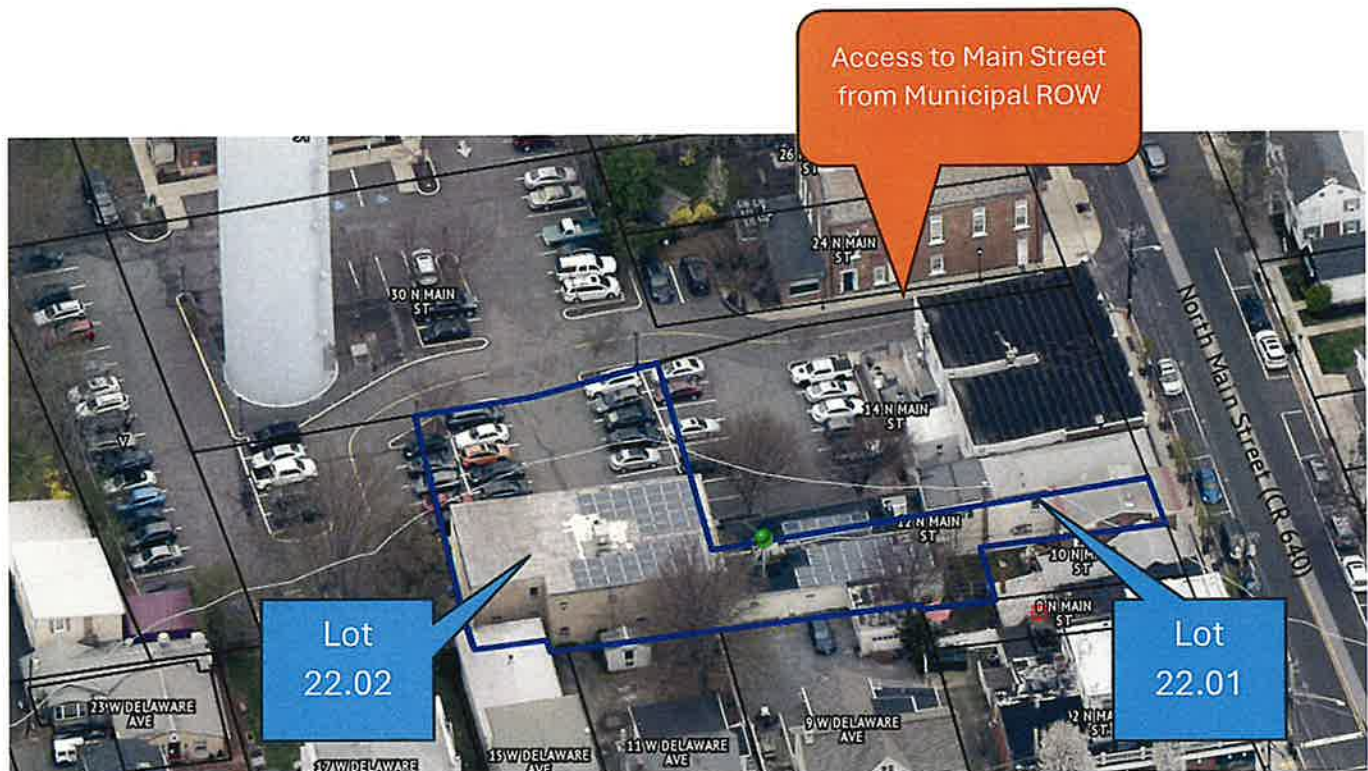
1.3.2023

Schedule A Project Description and Narrative

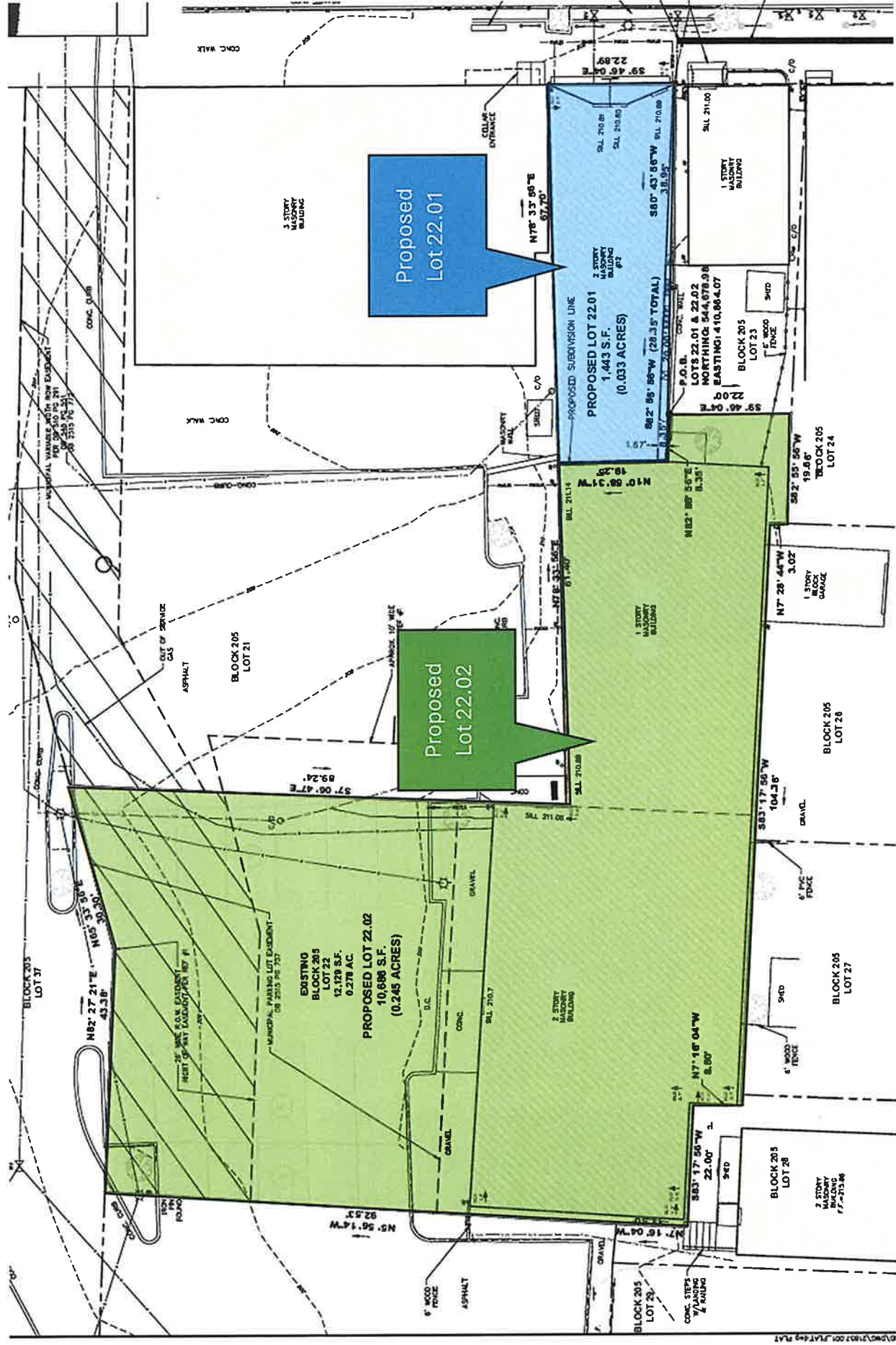
Following discussion with the Borough's professionals, Applicant 12 N Main Street Pennington NJ LLC proposes to subdivide the existing Lot 22 at 12 N Main Street in Pennington Borough. The existing lot is irregularly shaped. With only a small portion of 22.89 feet fronting on Main Street fully developed by a multi-use building, the majority of the property is accessed via the municipal parking lot at 30 N Main Street.

The proposed subdivision would create two lots. Proposed Lot 22.01 would consist of the building and addition which front on and are primarily accessible from Main Street. Proposed Lot 22.02 would consist of the two flat-roofed buildings, parking lot, and small yards which are collectively accessed via the parking lot on 30 N Main Street.

Because of the existing lot's irregular shape and near total development, multiple variances are requested relating to setbacks and impervious coverage. No changes to the development on the site are currently proposed, and all variance conditions relate to the existing development. However, the subdivision would clear some procedural hurdles associated with redevelopment of the Property in the future according to recent initiatives by the Pennington Planning Board.



12 North Main Street
Block 205, Lot 22, TC Zone



Schedule B Variances Requested

Because the lot is irregularly shaped and fully developed, the subdivision requires the following relief:

For Proposed Lot 22.01

1. **Section 215-71E(3)** requires a side yard setback of 5 FT, while 1.67 FT is proposed for the setback from the new side lot line.
2. **Section 215-71E(4)** requires a rear yard setback of 25 FT, while 0.0 FT is proposed for the setback from the new rear lot line.
3. **Section 215-71E(6)** permits a maximum impervious coverage of 80%, while an impervious coverage of 99.2% is proposed.

For Proposed Lot 22.02

1. **Section 215-71E(3)** requires a side yard setback of 5 FT, while 0.0 FT is proposed for the setback from the new side lot line.
2. **Section 215-71E(6)** permits a maximum impervious coverage of 80%, while an impervious coverage of 99.2% is proposed.
3. **Section 215-13** requires a lot to front on a public street, while no frontage is proposed. Proposed Lot 22.02 has access to Main Street via a municipal parking lot easement over a portion of Lot 22 and Lot 37.

Schedule C
Applicant's Ownership Disclosure

Applicant 12 N Main Street Pennington NJ LLC is a New Jersey limited liability company with two (2) owners with 10% or more interest in the entity. Those individuals are

- Bruce Vinci, who resides at 21 West Spring Hollow Drive, Hopewell, New Jersey 08525; and
- Lenora Vinci, who resides at 11 Tamarack Place, Greenwich, Connecticut 06831.

Stevens & Lee

100 Lenox Drive, Suite 200
Lawrenceville, NJ 08648
(609) 243-9111
www.stevenslee.com

T: (609) 243-6429
brianna.burgess@stevenslee.com

December 2, 2024

BY EMAIL

Borough of Pennington
Tax Collector
30 North Main Street
Pennington, NJ 08534

Re: **Request for Proof of Payment of Taxes**
12 North Main Street
Block 205, Lot 22

Dear Sir/Madam:

Please accept this request for a certification letter confirming that all property taxes and assessments are paid and up to date on the above-captioned property for an upcoming land use application submission. Kindly provide the same via email at Brianna.burgess@stevenslee.com.

Thank you for your attention to this matter.

***I verify that this information accurately
reflects municipal tax records.***

Sandra Wehr
Tax Collector
Pennington Borough
Mercer County

12/5/24



*Taxes are
current*

Very truly yours,

STEVENS & LEE

Brianna Burgess
Brianna N. Burgess
Legal Assistant

BBU:bbu

Allentown • Bergen County • Bala Cynwyd • Fort Lauderdale • Harrisburg • Lancaster • New York
Philadelphia • Princeton • Reading • Rochester • Scranton • Valley Forge • Wilkes-Barre • Wilmington
A PA Professional Corporation, Thomas B. Lewis, NJ Managing Attorney

12/02/2024 SL1 2532469v1 119612.00001



700 Grand Avenue, Unit 5A
Hackettstown, New Jersey 07840
T: 908.850.0977
F: 732.312.9801
fpaengineers.com

October 10, 2024

METES AND BOUNDS DESCRIPTION

BLOCK 205, LOT 22.01

BOROUGH OF PENNINGTON

MERCER COUNTY, NEW JERSEY

DESCRIPTION of a tract of land known as Block 205; Lot 22.01 as shown on the Tax Maps for the Borough of Pennington, Mercer County, New Jersey.

BEGINNING at the common corner of Block 205 Lots 22.01, 22.02, and 23, having a Northing of 544,678.98, an Easting of 410,864.07, and from said point running; thence

- 1) Along Lot 22.02, South 82 Degrees 55 Minutes 56 Seconds West, a distance of 8.35 feet to a point; thence
- 2) Still along Lot 22.02, North 10 Degrees 58 Minutes 31 Seconds West, a distance of 19.25 feet to a point; thence
- 3) Along Lot 21, North 78 Degrees 33 Minutes 56 Seconds East, a distance of 67.70 feet to a point in the westerly sideline of North Main Street (Right-of-Way Varies); thence
- 4) Along the westerly sideline of North Main Street, South 09 Degrees 46 Minutes 04 Seconds East, a distance of 22.89 feet to a point; thence
- 5) Along Lot 23, South 80 Degrees 43 Minutes 56 Seconds West, a distance of 38.95 feet to a point; thence
- 6) Still along Lot 23, South 82 Degrees 55 Minutes 56 Seconds West, a distance of 20.00 feet to the point and place of **BEGINNING**.

CONTAINING 0.033 Acres or 1,443 square feet of land more or less.

THE above described tract of land is subject to all easements and restrictions of the record.

THE above described tract of land was drawn in accordance with a survey prepared by French & Parrello Associates., dated April 25, 2024.

Respectfully Submitted,

FRENCH & PARRELLO ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read 'WJ Ingram', is written over a light blue circular stamp.

Wayne J. Ingram
Professional Land Surveyor
N.J.P.L.S. Lic No. 24GB04258200



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October 10, 2024

METES AND BOUNDS DESCRIPTION

BLOCK 205, LOT 22.02

BOROUGH OF PENNINGTON

MERCER COUNTY, NEW JERSEY

DESCRIPTION of a tract of land known as Block 205; Lot 22.02 as shown on the Tax Maps for the Borough of Pennington, Mercer County, New Jersey.

BEGINNING at the common corner of Block 205 Lots 22.01, 22.02, and 23, having a Northing of 544,678.98, an Easting of 410,864.07, and from said point running; thence

- 1) Along Lot 23, South 09 Degrees 46 Minutes 04 Seconds East, a distance of 22.00 feet to a point; thence
- 2) Along Lot 24, South 82 Degrees 55 Minutes 56 Seconds West, a distance of 19.66 feet to a point; thence
- 3) Along Lot 26, North 07 Degrees 28 Minutes 44 Seconds West, a distance of 3.02 feet to a point; thence
- 4) Along Lots 26, 27, and 28, South 83 Degrees 17 Minutes 56 Seconds West, a distance of 104.36 feet to a point; thence
- 5) Along Lot 28, North 07 Degrees 16 Minutes 04 Seconds West, a distance of 8.50 feet to a point; thence
- 6) Still along Lot 28, South 83 Degrees 17 Minutes 56 Seconds West, a distance of 22.00 feet to a point; thence
- 7) Still along Lot 28, North 07 Degrees 16 Minutes 04 Seconds West, a distance of 11.50 feet to a point; thence
- 8) Along Lots 28, and 38, North 05 Degrees 56 Minutes 14 Seconds West, a distance of 92.53 feet to a point; thence
- 9) Along Lot 37, North 82 Degrees 27 Minutes 21 Seconds East, a distance of 43.38 feet to a point; thence
- 10) Still along Lot 37, North 65 Degrees 33 Minutes 56 Seconds East, a distance of 30.30 feet to a point; thence
- 11) Along Lot 21, South 07 Degrees 06 Minutes 47 Seconds East, a distance of 89.24 feet to a point; thence
- 12) Still along Lot 21, North 78 Degrees 33 Minutes 56 Seconds East, a distance of 61.40 feet to a point; thence
- 13) Along Lot 22.01, South 10 Degrees 58 Minutes 31 Seconds East, a distance of 19.25 feet to a point; thence



- 14) Still along Lot 22.01, North 82 Degrees 55 Minutes 56 Seconds East, a distance of 8.35 feet to the point and place of **BEGINNING**.

CONTAINING 0.245 Acres or 10,686 square feet of land more or less.

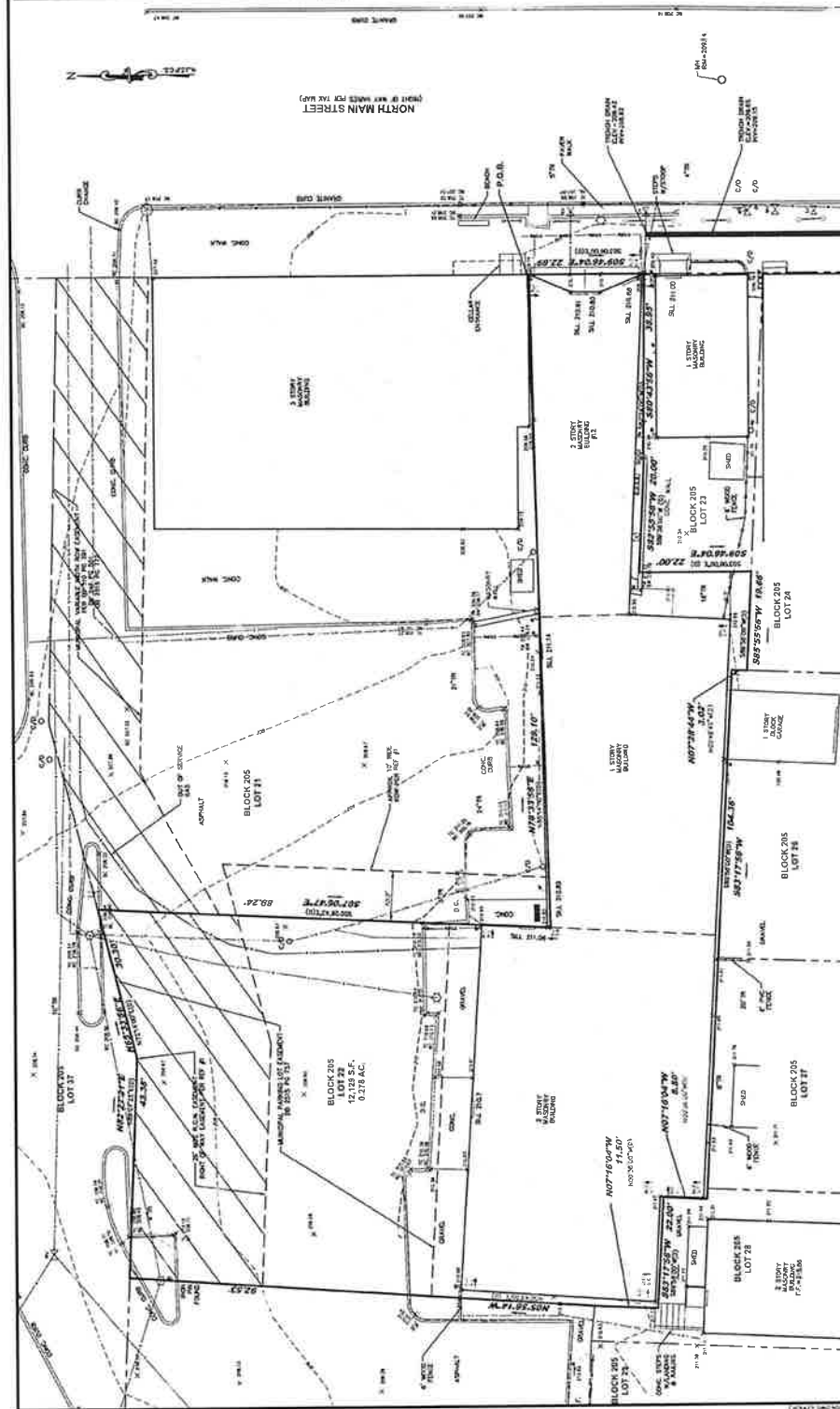
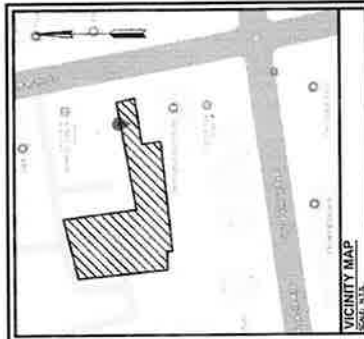
THE above described tract of land is subject to all easements and restrictions of the record.

THE above described tract of land was drawn in accordance with a survey prepared by French & Parrello Associates., dated April 25, 2024.

Respectfully Submitted,
FRENCH & PARRELLO ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read 'WJ Ingram', is written over a faint circular stamp.

Wayne J. Ingram
Professional Land Surveyor
N.J.P.L.S. Lic No. 24GB04258200



- NOTES**
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT TO BE USED TO RECONSTRUCT THE RECORD OF TITLE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR EASEMENTS.
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EXISTING CONDITIONS SURVEY
12 NORTH MAIN STREET
LOT 22, BLOCK 205
BOROUGH OF PENNINGTON
MERCER COUNTY, NEW JERSEY

FPA
FRANCO & PARNELL
ASSOCIATES
 1000 JEFFERSON AVENUE, SUITE 1000
 NEW JERSEY 07102-1000
 TEL: 908.734.1000 FAX: 908.734.1001
 WWW.FPA-PA.COM

WAYNE INGRAM, PLS
 1000 JEFFERSON AVENUE, SUITE 1000
 NEW JERSEY 07102-1000
 TEL: 908.734.1000 FAX: 908.734.1001
 WWW.FPA-PA.COM

SCALE: 1" = 10'