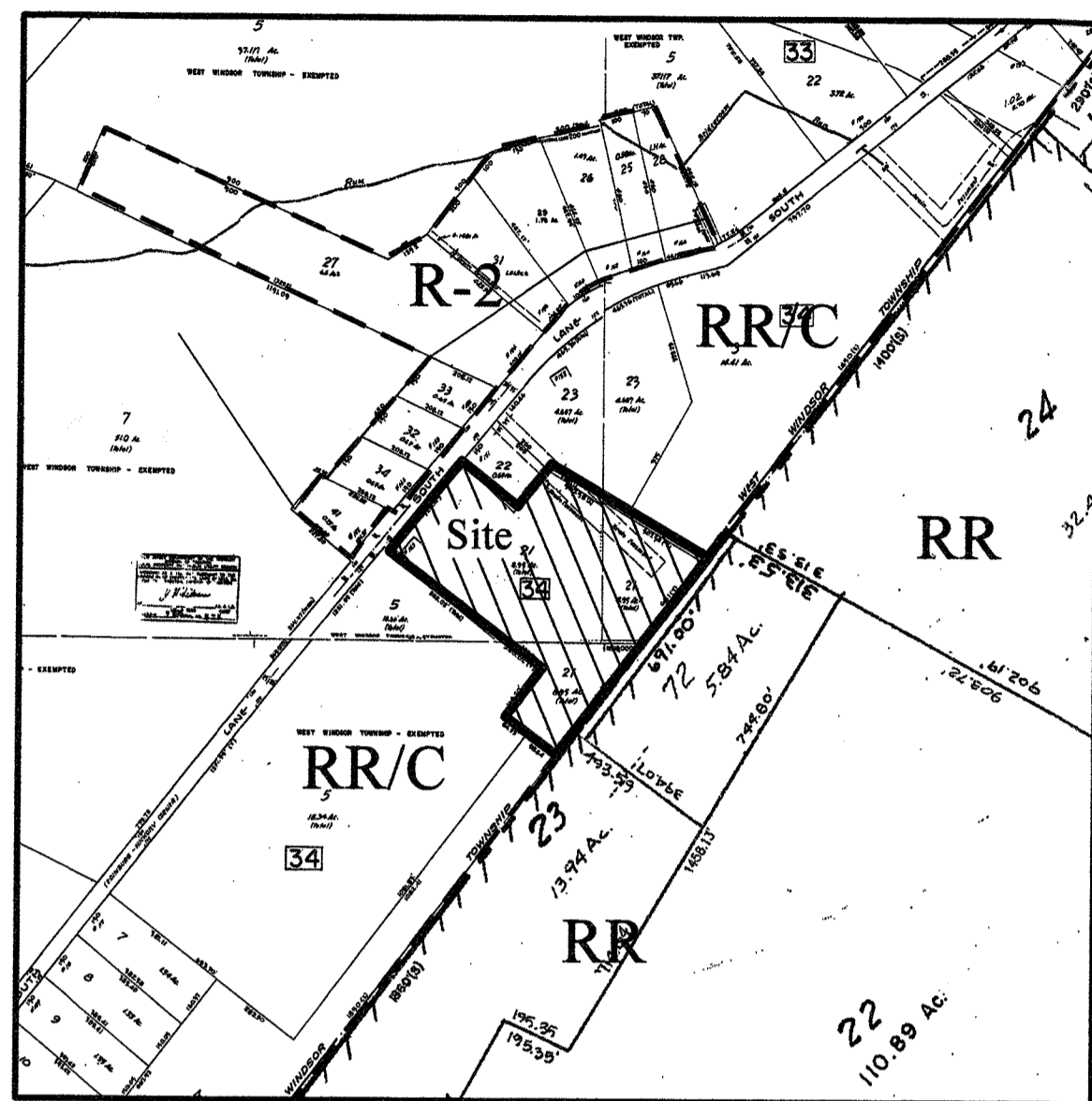


# Minor Subdivision Plans

of # 143 South Lane - Lot 21, Block 34, Tax Map Sheets 38.03, 38.04 & 43.02 for  
**Henry & Jane E. Landau**



**West Windsor/Robbinsville Tax/Zoning Map**

scale 1" = 500'±  
 West Windsor Tax Map 11/25/1991  
 Robbinsville Tax Map 12/01/1986  
 R-2 Low Density Residential  
 RR Rural Residential  
 RR/C Rural Residential/Conservation

### Property Owners within 200 feet

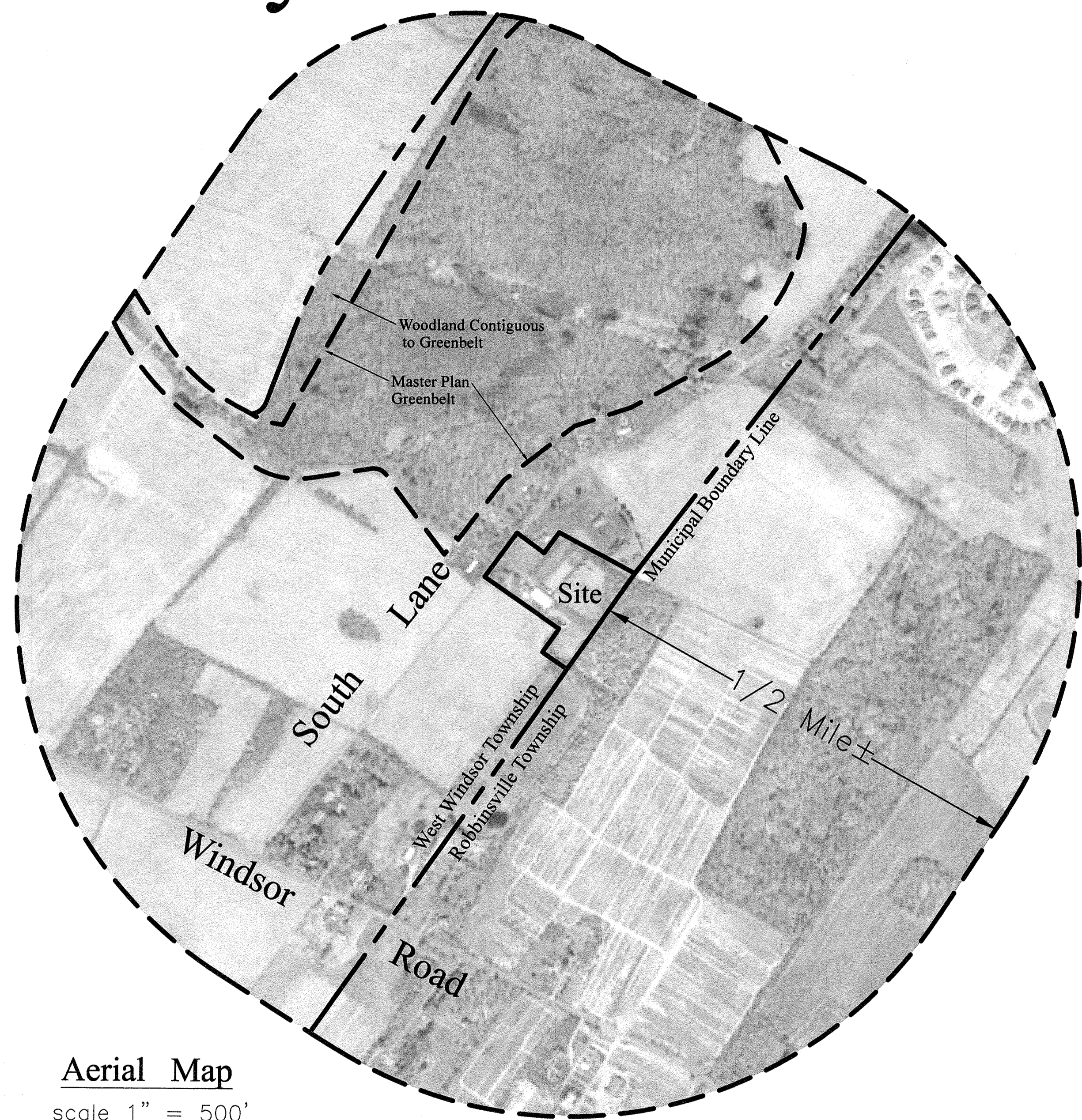
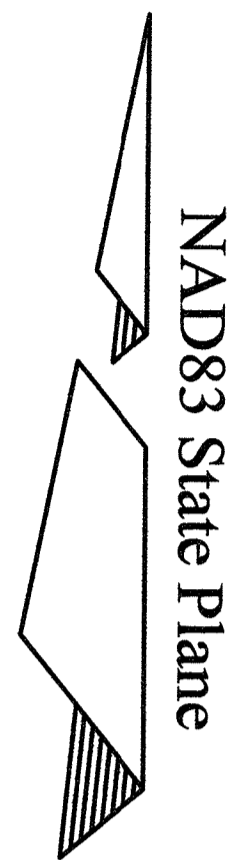
#### West Windsor Township

Block	Lot	Name	Address
34	3	QIarm	
34	2	West Windsor Township	271 Clarksville Rd, West Windsor, NJ 08550
34	22	Yu Liu & ChengCheng Shi	151 South Lane, Princeton Jct. NJ 08550
34	23	Rocco & Vincenza Proccacini	155 South Lane, West Windsor, NJ 08550
33	7	West Windsor Township	271 Clarksville Rd, West Windsor, NJ 08550
33	41	William C. & Betty Ann Sutton	142 South Lane, West Windsor, NJ 08550
33	34	Suzanne & Craig Harding	144 South Lane, West Windsor, NJ 08550
33	32	Joseph & Carol Benci	148 South Lane, West Windsor, NJ 08550
33	33	Jose Vera & Carly B. Arroyo	150 South Lane, West Windsor, NJ 08550
33	27	Hathigh Property Management, L.L.C.	158 South Lane, West Windsor, NJ 08550

#### Robbinsville Township

Block: 14	Lot: 23	Address: PINE OAK BUILDERS LLC, 45 ROCKY AVENUE, EDISON NJ 08820
Qual: 1443		EDINBURG-WINDSOR RO
Block: 14	Lot: 24	Address: PROCCACINI ROCCO, 155 SOUTH LANE, WEST WINDSOR NJ 08550
Qual: -00052-		SOUTH LANE
Block: 14	Lot: 72	Address: LANDAU HENRY & JANE, 143 SOUTH LANE, WEST WINDSOR NJ 08550
Qual: -00057-		SOUTH LANE

Mercer County Planning Board 640 S. Broad Street, Room 420 Trenton, NJ 08650	NJDOT PO Box 600 Trenton, NJ 08625
Randy N. Good Outside Plant Supervisor Manager Cablevision 2137 Hamilton Avenue Hamilton, NJ 08629	Public Service Electric & Gas Manager - Corporate Properties 80 Park Plaza, 188 Newark, NJ 07102
James Barbato, PE Regional Manager Aqua No. Inc. 30 Brock Forest Road Hamilton, NJ 08691	Robert R. Erickson, PE, CCIM ATAF One 4187 Way Room 383166 Robbinsville, NJ 07921
William Higgins, Senior Right-of-Way Agent 175 West Main Street Freehold, NJ 07728	Donald Givno, Real Estate Dept. Jersey Central Power & Light 300 Madison Ave, PO Box 3511 Morristown, NJ 07962
West Windsor Township, Mercer County 271 Clarksville Rd. West Windsor, NJ 08550	See attached Property List



**Aerial Map**

scale 1" = 500'

### West Windsor Master Plan Provisions

Figure 6 Sidewalk Inventory Map No sidewalk along South Lane  
 Map 5 Open Space Acquisition and Utilization by Ownership Map Proposed Township Property Acquisition  
 Map 6 Open Space Acquisition and Utilization Primary  
 - Farmland Preservation Priority  
 Map 10 Composite Map Proposed Property Acquisition  
 Proposed Farmland Acquisition Map Deed Restricted - Parcel 79

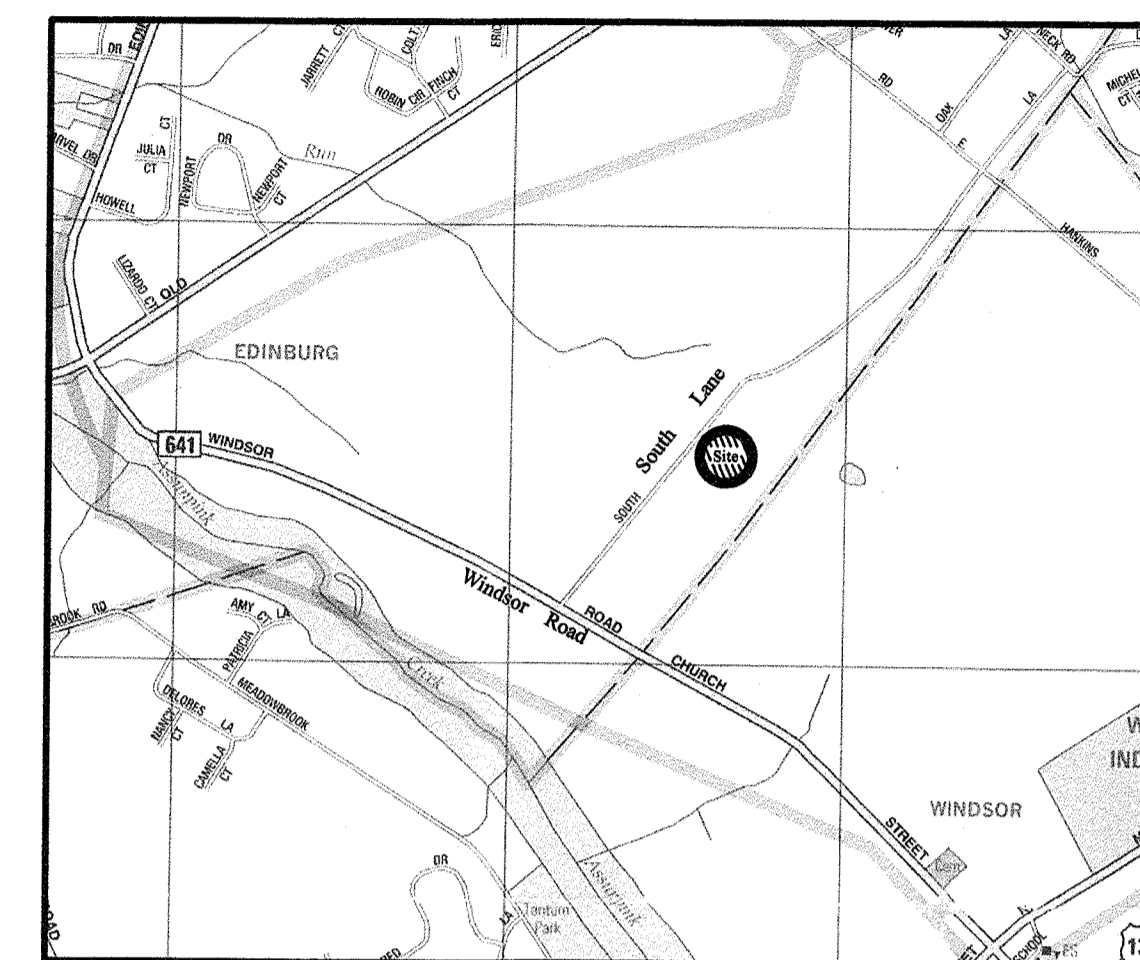
#### Right to Farm Notes:

- The right to farm all land is hereby recognized to exist as a natural right and is also hereby ordained to exist as a permitted use everywhere in the Township of West Windsor, regardless of zoning designation and regardless of specified uses and prohibited uses set forth elsewhere in this Part 4, subject only to the restrictions and regulations for intensive fowl or livestock farms and subject to township health and sanitary codes. The right to farm as it is used in this section includes the use of large irrigation pumps and equipment, aerial and ground seeding and spraying, large tractors, numerous farm laborers and the application of chemical fertilizers, insecticides and herbicides, all for the purpose of producing from the land agricultural products such as vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds. This right to farm shall also include the right to use land for grazing by animals subject to the restrictions for intensive fowl or livestock farms. The foregoing uses and activities included in the right to farm, when reasonable and necessary for the particular farming, livestock or fowl production and when conducted in accordance with generally accepted agricultural practices, may occur on holidays, Saturdays, Sundays, and weekdays, at night and in the day, and the noise, odors, dust and fumes that are caused by them are also specifically permitted as part of the exercise of this right.
- It is expressly found that whatever nuisance may be caused to others by such uses and activities so conducted is more than offset by the benefits from farming to the neighborhood and community and to society in general by the preservation of open space, the beauty of the countryside and clean air and by the preservation and continuance of farming operations in West Windsor Township and in New Jersey as a source of agricultural products for this and future generations.

#### Graphic Scale

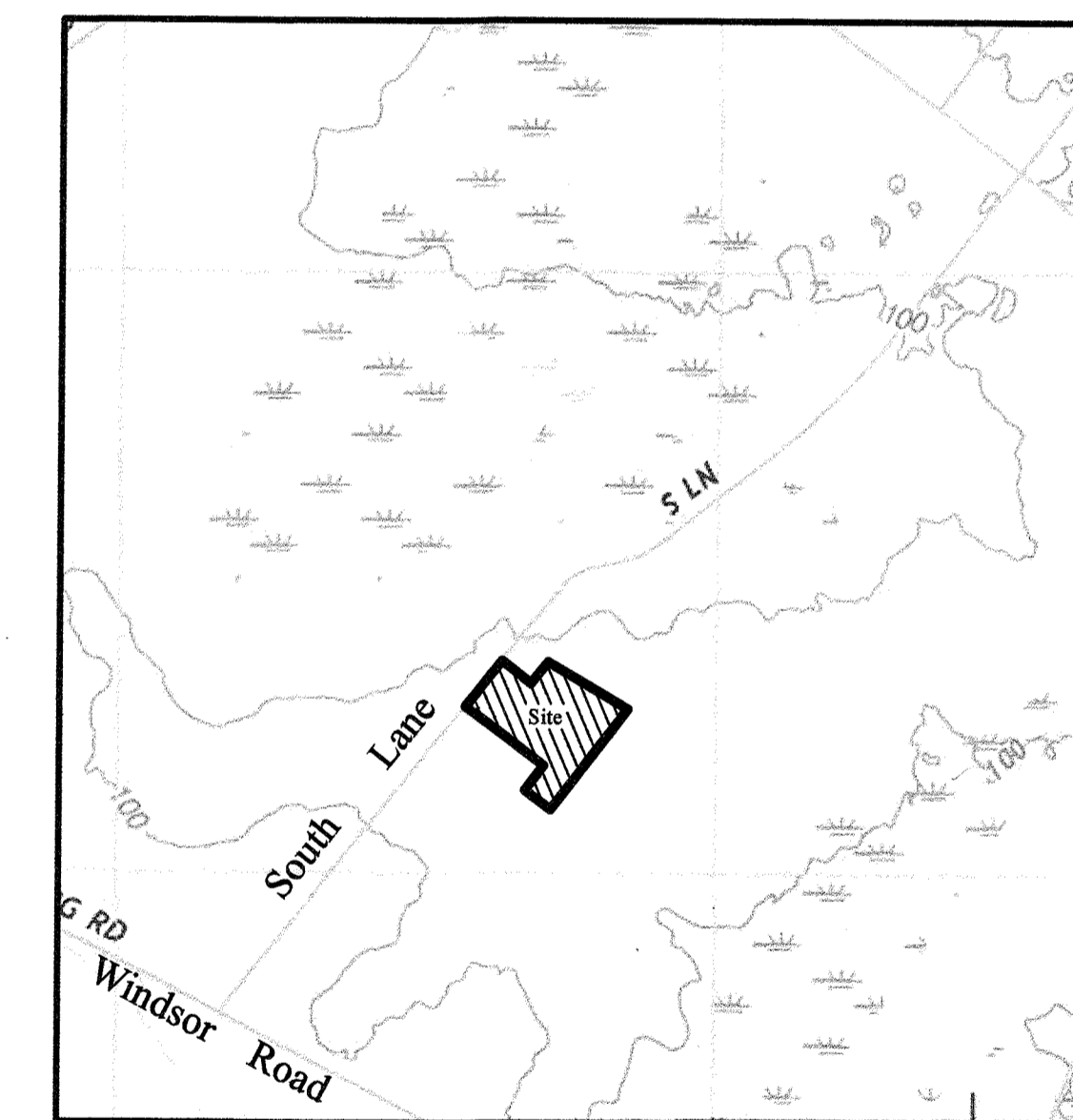


Scale 1" = 500'



**Vicinity Map**

scale 1" = 2000'±



**USGS Hightstown Quad Map**

scale 1" = 1000'±

### RR/C Rural Residential/Conservation Area Zoning Requirements

	Existing Required	Proposed		
		Lot 21	Lot 21A	Lot 21B
Minimum				
Lot Area (ac)	3.33	7.98	4.65	3.33
Lot Frontage (ft)	100	316.16	165.00	151.16
Lot Width (ft)	200	314.86	163.69*	151.16*
Lot Depth (ft)	250	726.64	733.40	711.09
Front Yard (ft)	50	75.7	75.7	50
Rear Yard (ft)	30	339.2	339.2	30
Side Yard (ft)	30	27.5/4.6**	27.5/4.6**	30
Maximum				
FAR (%)	5	0.7	1.2	5
MIC (%)	10	7.9	13.5*	10
Building Height	2 1/2 st. 1 st.	1 st.	1 st.	2 1/2 st.
	/35 ft.	/20 ft.±	/20 ft.±	/35 ft.

\* Variance Required

\*\* Existing non-conformities: dwelling/horse shelter

### Sheet Index

- Cover Sheet
- Existing Conditions Plan
- Minor Subdivision Plan

Per TRC comments	12/14/21
Revision	Description

### Owner & Applicant

**Henry & Jane E. Landau**  
 143 South Lane  
 West Windsor, New Jersey 08550  
 609-448-4291

### Site Data

**Tax Map**  
 Lot 21  
 Block 34  
 Sheets 38.03, 38.04 & 43.02  
 #143 South Lane

#### Reference Deed:

Deed Between John & Dorothy Waldbusser and Henry & Jane Landau dated September 6, 1978 and filed in the Mercer County Clerk's Office in Deed Book 2082 Page 358.

#### Reference Plans:

- "Plan of Survey for Henry & Jane E. Landau Township of Washington, Mercer County, new Jersey Block 34 Lot 21 Township of West Windsor, Mercer County, New Jersey Block 14 Lot 72" and prepared by Control Layouts, Inc.; William J. Buttler, NJPLS # 19451.
- "Plan of Survey of Property to be conveyed to Rocco Proccacini West Windsor Twp., Mercer County, New Jersey" prepared by Thomas E. Dey, Jr., NJPLS # 19022.
- "Plan of Survey for Princeton Research Lands, Inc. located at Tax Map Lot 22 Block 14 Sheet No. 4 Washington Township Mercer County New Jersey" prepared by Harris Surveying, Inc. Thomas A. Harris, NJPLS # 16205.
- "Plan of Survey for Block 14, Lot 23 located in Robbinsville Township, Mercer County, N.J. and Block 34, Lot 4 located in West Windsor Township, Mercer County, N.J." prepared by Engineering & Land Planning Associates, Inc., Wayne J. Ingram, NJPLS # 42582.
- Topographic Map West Windsor Township Mercer County, N.J. Sheet No. 26.



**Princeton Junction Engineering, P.C.**  
 Professional Engineers, Land Surveyors and Planners  
 P.O. Box 610 - 53 North Post Road  
 Princeton Junction, New Jersey 08550  
 Telephone: 609-799-1906 Facsimile: 609-799-1524 Email: pje@pjcpc.com

PE&PLS No.24327  
 PLS No.32112  
 PLS No.36249  
 PE No.44194  
 D. Geoffrey Brown  
 Frank J. Falcone  
 Martin D. Katz  
 Kevin M. Brokel

**D. Geoffrey Brown**  
 N.J. Professional Engineer and Land Surveyor License No. 24327  
 DATE: 12/14/21

**Minor Subdivision Plans**  
**Minor Subdivision Plan**  
 of # 143 South Lane - Lot 21, Block 34,  
 Tax Map Sheets 38.03, 38.04 & 43.02 for  
**Henry & Jane E. Landau**  
 West Windsor Township \* Mercer County \* New Jersey

Date: September 7, 2021  
 Scale: July 30, 2021  
 Drawn: MC  
 Check: GB  
 Job#: Y210706  
 Dwg:01-Cover  
 View:plan  
 File #  
 Sheet 1 of 3