

Property Owners within 200 feet

West Windsor Township

Robbinsville Township

Block	Lot	Name	Address
Please find the requested list generated by this office. Please note the statement at the bottom of this form when utilizing the following pages.			
34	3	Q/imm	Rocco & Vincenza Procaccini, 155 South Lane, West Windsor, NJ 08550
34	5		West Windsor Township, 271 Clarksville Rd, West Windsor, NJ 08550
34	22		Pu Liu & ChengCheng Shi, 151 South Lane, Princeton Jct. NJ 08550
34	23		Rocco & Vincenza Procaccini, 155 South Lane, West Windsor, NJ 08550
34	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 H. Arroyo, 150 South Lane, West Windsor, NJ 08550
33	27		Harlight Property Management, LLC, 158 South Lane, West Windsor, NJ 08550

Block:	Lot:	Name	Address
14	23	PINE OAK BUILDERS LLC	45 ROXY AVENUE EDISON NJ 08820
14	24	PROCCACINI ROCCO	155 SOUTH LANE WEST WINDSOR NJ SOUTH LANE 08550
14	72	LANDAU HENRY & JANE	143 SOUTH LANE WEST WINDSOR NJ SOUTH LANE 08550

Soil Types:

Area	Soil Type	Area
MBYB	Mattapex & Bertie Loams	3.56 ac
OthA	Othello Silt Loams	0.27 ac
SacC	Sassafras Sandy Loam	4.15 ac

Soil Log # 1

DEPTH	MUNSELL COLOR	DESCRIPTION
0"-10"	10 YR 5/4	Heavy Sandy Loam, Moderate Medium Subangular Blocky, Moist Frangible, Many Fine Roots, Abrupt, Smooth Boundary.
10"-31"	10 YR 5/8	Sandy Clay Loam to Sandy Clay, 2% Mixed Gravel & Rounded Shale, Moderate Strong Subangular Blocky, Moist Frangible & Saratoga, Few Fine Roots & Charcoal to 20", Clear, Smooth Boundary.
31"-42"	2.5 Y 7/2	Sandy Clay, 2% Mixed Gravel & Rounded Shale, Many, Medium, Prominent 2.5 YR 3.8 & 2.5 Y 7/1 Mottles @ 11", Moderate Strong Subangular Blocky, Moist Firm & Saratoga, Clear Smooth Boundary, 10% Pockets of Sandy Loam.
42"-135"	2.5 Y 5/4	Clay, 2% Mixed Gravel & Rounded Shale, Many, Medium, Prominent 2.5 YR 5/8 & 2.5 Y 7/1 Mottles @ 50", Massive, Moist Very Firm.

Soil Log # 2

DEPTH	MUNSELL COLOR	DESCRIPTION
0"-11"	10 YR 5/4	Heavy Sandy Loam, Moderate Medium Subangular Blocky, Moist Frangible, Many Fine Roots, Abrupt, Smooth Boundary.
11"-26"	10 YR 5/4	Sandy Clay Loam, 2% Mixed Gravel & Rounded Shale, Moderate Strong Angular Blocky, Moist Firm, Common Fine Roots & Charcoal to 20", Gradual, Smooth Boundary.
26"-91"	10 Y 6/6	Fine Sandy Loam, 2% Mixed Gravel & Rounded Shale, Many, Medium, Prominent 2.5 YR 5/8 & 2.5 Y 7/1 Mottles @ 90", Weak Medium Subangular Blocky, Moist Very Frangible & Saratoga, Clear Smooth Boundary, Sample.
91"-126"	2.5 Y 5/4	Clay, 2% Mixed Gravel & Rounded Shale, Many, Medium, Distinct 2.5 YR 5/8 Mottles @ 91", Massive, Moist Very Firm.

Soil Log # 3

DEPTH	MUNSELL COLOR	DESCRIPTION
0"-9"	10 YR 5/4	Heavy Sandy Loam, Moderate Medium Subangular Blocky, Moist Frangible, Many Fine Roots, Abrupt, Smooth Boundary.
9"-20"	10 YR 5/6	Sandy Clay Loam, 2% Mixed Gravel & Rounded Shale, Moderate Medium Subangular Blocky, Moist Firm to Frangible, Few Fine Roots & Charcoal to 20", Gradual, Smooth Boundary.
20"-57"	10 YR 6/6	Fine Medium Sandy Loam, 2% Mixed Gravel & Rounded Shale, Common, Medium, Fine to Distinct 2.5 YR 5/8 Mottles @ 24", Weak Medium Subangular Blocky, Moist Frangible & Saratoga, Gradual, Smooth Boundary, Sample.
57"-99"	2.5 Y 6/6	Sandy Clay to Sandy Clay Loam, 2% Mixed Gravel & Rounded Shale, Many, Medium, Fine to Distinct 2.5 YR 5/8 Mottles @ 57", Moderate Medium Subangular Blocky, Saratoga, Gradual, Smooth Boundary, Sample.
99"-129"	2.5 Y 5/4	Clay, 2% Mixed Gravel & Rounded Shale, Many, Medium, Prominent 2.5 YR 5/8 Mottles @ 99", Massive, Moist Very Firm.

Legend:

Subdivision of **Henry & Jane Landau**
Block 34 Lot 21 Zone RR/C Rural Residential/Conservation
 Date **September 7, 2021** Scale **1"=50'**
 Applicant **Henry & Jane Landau**
 Address **143 South Lane West Windsor, New Jersey 08550**
 Subdivision Control No.
 We consent to the filing of this subdivision plat with the Planning Board of West Windsor Township.

Owner & Applicant: Henry & Jane Landau 143 South Lane West Windsor, New Jersey 08550 609-448-4291	Date
West Windsor Township Clerk Minor Subdivision Approved	Date
Planning Board Chairman	Date
Planning Board Secretary	Date
Township Health Officer	Date
Deed to subdivision must be filed with County Clerk within 190 days of date of Board approval.	
Expiration of Approval: Minor 2 Years	
Date (without extensions)	
Approved by the Mercer County Planning Board.	
Planning Director	Date
Recording Secretary	Date

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:
 1. "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. Butler, NJPLS # 19451.
 2. "Plan of Survey of Property to be conveyed to Rocco Procaccini West Windsor Twp., Mercer County, New Jersey" prepared by Thomas E. Day, Jr., NJPLS # 19122.
 3. "Plan of Survey for Princeton Research Labs, 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.
 4. "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.
 5. Topographic Map West Windsor Township Mercer County, N.J. Sheet No. 26.

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, odor, 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.

RR/C Rural Residential/Conservation Area Zoning Requirements

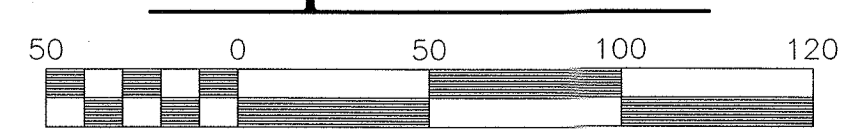
Required	Proposed		
	Lot 21	Lot 21A	Lot 21B
Minimum			
Lot Area (ac)	3.33	4.65	3.33
Lot Frontage (ft)	100	165.00	151.16
Lot Width (ft)	200	163.69*	151.16*
Lot Depth (ft)	250	733.40	711.09
Front Yard (ft)	50	75.7	50
Rear Yard (ft)	30	339.2	30
Side Yard (ft)	30	27.5/4.6**	27.5/4.6**
Maximum			
FAR (%)	5	1.2	5
MIC (%)	10	13.5*	10
Building Height	2 1/2 st. / 75 ft.	1 st. / 20 ft.±	2 1/2 st. / 75 ft.

* Variance Required
 ** Existing non-conformities: dwelling/horse shelter

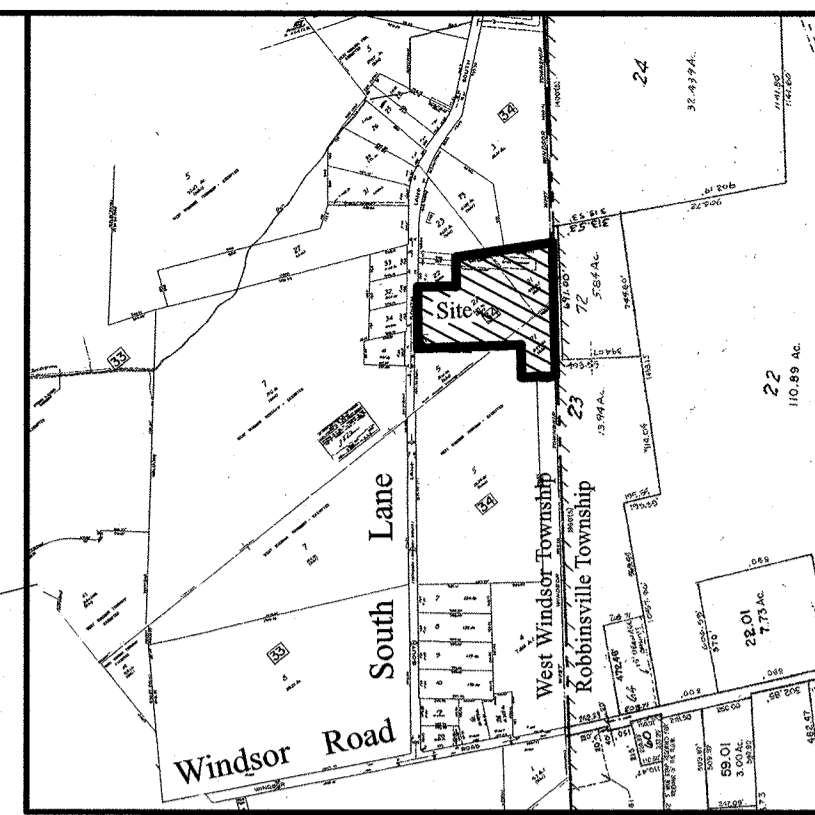
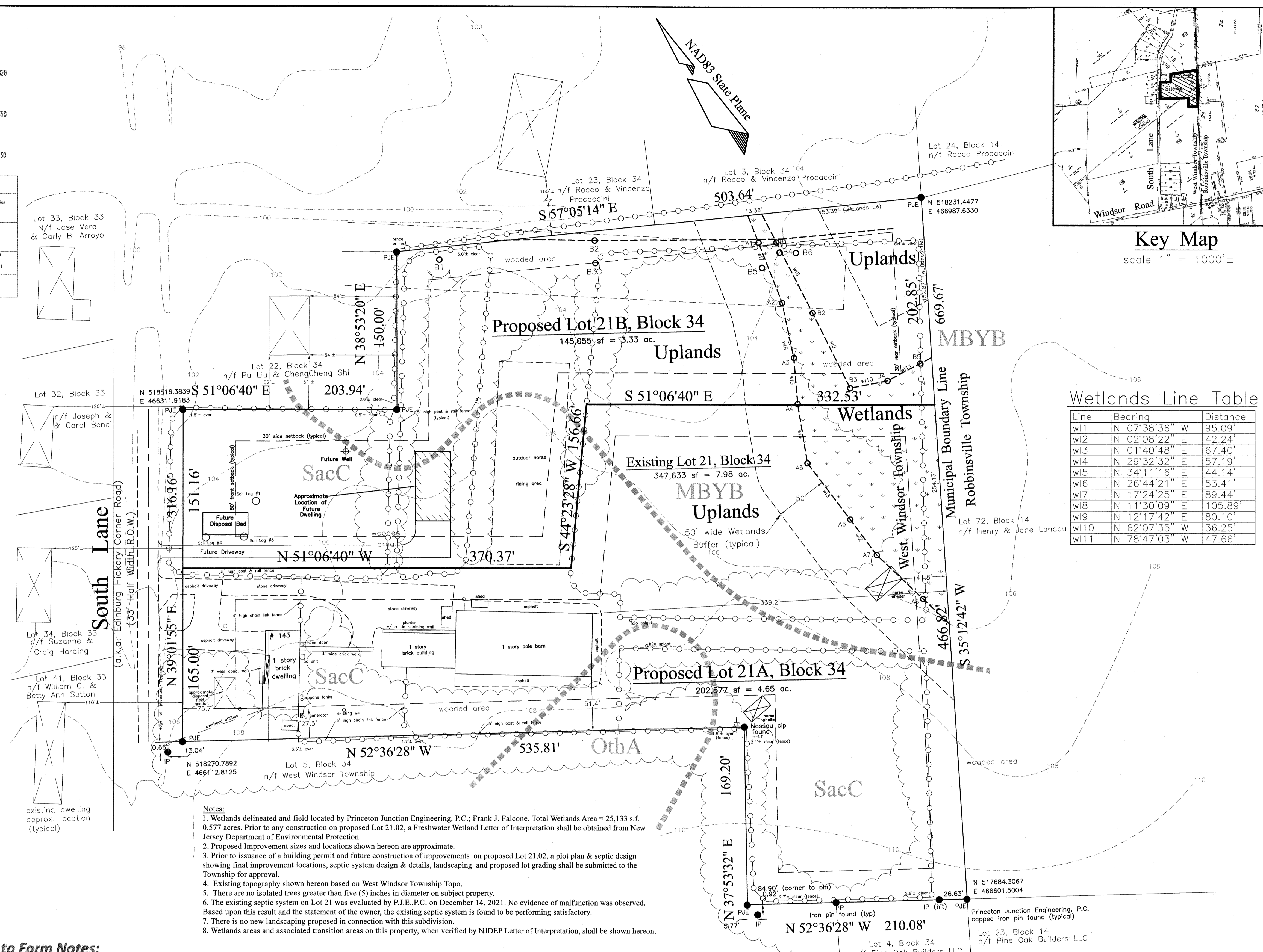
Legend:

--- 100 ---	Existing Topographic Contour Line (Twp Topo)
---	Existing Woods Line
---	Freshwater Wetlands/Waters
---	Soil Boundary Line & Type

Graphic Scale



per IRC comments	12/17/21
Revision	Description
	Date



Key Map
 scale 1" = 1000'±

Wetlands Line Table

Line	Bearing	Distance
w1	N 07°38'36" W	95.09'
w2	N 02°08'22" E	42.24'
w3	N 01°40'48" E	67.40'
w4	N 29°32'32" E	57.19'
w5	N 34°11'16" E	44.14'
w6	N 26°44'21" E	53.41'
w7	N 17°24'25" E	89.44'
w8	N 11°30'09" E	105.89'
w9	N 12°17'42" E	80.10'
w10	N 62°07'35" W	36.25'
w11	N 78°47'03" W	47.66'

PJE
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@pjcpe.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. Brakei

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: 1" = 50'
 Drawn: MC
 Check: GB
 Job#: Y210706
 Dwg: 03-Minor.dwg
 View: plan
 File #
 Sheet 3 of 3