

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	Rocco & Vincenza Proccaccini	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 Proccaccini	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	Harhigh 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	PROCCACCINI ROCCO	155 SOUTH LANE WEST WINDSOR NJ 08550
14	72	LANDAU HENRY & JANE	143 SOUTH LANE WEST WINDSOR NJ 08550

Notification also required for:	Merger County Planning Board	Merger County Dept of Transportation	NJ American Water Company Inc.	Verizon-NJ c/o Wireline Engineering	JCP&L Real Estate
Comcast, Monmouth Cluster, 731 Brick Blvd., Brick, NJ 08723	640 S. Broad Street, Room 420 Trenton, NJ 08650	640 S. Broad St., Admin. Bldg. Room 301, Trenton, NJ 08650	1 Water Street, Camden NJ 08102-1638	999 W. Main St. Fl.2, Freehold, NJ 07728	1911 Mortimer, Morristown, NJ 07962
Merger County Dept of Transportation, 640 S. Broad St., Admin. Bldg. Room 301, Trenton, NJ 08650	640 S. Broad Street, Room 420 Trenton, NJ 08650	640 S. Broad St., Admin. Bldg. Room 301, Trenton, NJ 08650	1 Water Street, Camden NJ 08102-1638	999 W. Main St. Fl.2, Freehold, NJ 07728	1911 Mortimer, Morristown, NJ 07962
Public Service Electric and Gas Company, Manager-Corporate Properties, 80 Park Plaza, 7th Floor, Newark, NJ 07102	640 S. Broad Street, Room 420 Trenton, NJ 08650	640 S. Broad St., Admin. Bldg. Room 301, Trenton, NJ 08650	1 Water Street, Camden NJ 08102-1638	999 W. Main St. Fl.2, Freehold, NJ 07728	1911 Mortimer, Morristown, NJ 07962
NJ American Water Company Inc., c/o Supervisors, 1 Water Street, Camden NJ 08102-1638	640 S. Broad Street, Room 420 Trenton, NJ 08650	640 S. Broad St., Admin. Bldg. Room 301, Trenton, NJ 08650	1 Water Street, Camden NJ 08102-1638	999 W. Main St. Fl.2, Freehold, NJ 07728	1911 Mortimer, Morristown, NJ 07962
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Soil Types:

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 Permeability Class Rating Test Results:

Soil Log 2 @ 26"	K3
Soil Log 3 @ 26"	K3
Soil Log 3 @ 57"	K3

Soil Log # 1

DEPTH	MUNSELL COLOR	DESCRIPTION
0"-10"	10 YR 5/4	Heavy Sandy Loam, Moderate Medium Subangular Blocky; Moist Friction; 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 Friction & Saturate; Few Fine Roots & Channels to 20"; Clear, Smooth Boundary.
31"-92"	2.5 Y 7/2	Silty Clay; 2% Mixed Gravel & Rounded Shale; Many, Medium, Prominent; 7.5 YR 5/4 & 2.5 Y 7/1 Mottles @ 31"; Moderate Strong Subangular Blocky; Moist Friction & Saturate; Clear Smooth Boundary. 10% Pockets of Sandy Loam.
92"-138"	2.5 Y 5/4	Clay; 2% Mixed Gravel & Rounded Shale; Silty, Medium, Prominent; 7.5 YR 5/4 & 2.5 Y 7/1 Mottles @ 92"; 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 Friction; 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 & Channels to 20"; Gradual, Smooth Boundary.
26"-91"	10 Y 6/6	Fine Sandy Loam; 2% Mixed Gravel & Rounded Shale; Many, Medium, Faint to Distinct; 7.5 YR 5/8 Mottles @ 26"; Weak Medium Subangular Blocky; Moist Very Friction & Saturate; Clear Smooth Boundary. Sample.
91"-120"	2.5 Y 5/4	Clay; 2% Mixed Gravel & Rounded Shale; Many, Medium, Distinct; 7.5 YR 5/8 Mottles @ 91"; Massive; Moist Very Firm.

Soil Log # 3

DEPTH	MUNSELL COLOR	DESCRIPTION
0"-26"	10 YR 5/4	Heavy Sandy Loam; Moderate Medium Subangular Blocky; Moist Friction; Many Fine Roots; Abrupt, Smooth Boundary.
26"-57"	10 YR 6/6	Fine Medium Sandy Loam; 2% Mixed Gravel & Rounded Shale; Many, Medium, Faint to Distinct; 7.5 YR 5/8 Mottles @ 26"; Weak Medium Subangular Blocky; Moist Friction & Saturate; Gradual, Smooth Boundary. Sample.
57"-99"	2.5 Y 6/6	Sandy Clay to Sandy Clay Loam; 2% Mixed Gravel & Rounded Shale; Many, Medium, Faint to Distinct; 7.5 YR 5/8 Mottles @ 57"; Medium, Medium Subangular Blocky; Saturate; Gradual, Smooth Boundary. Sample.
99"-123"	2.5 Y 5/4	Clay; 2% Mixed Gravel & Rounded Shale; Many, Medium, Prominent; 7.5 YR 5/8 Mottles @ 99"; Massive; Moist Very Firm.

Legend:

Subdivision of Henry & Jane Landau
 Block 34 Lot 21 Zone RRC 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
 Verification that payment of municipal taxes or assessments is current.

West Windsor Township Clerk
 Minor Subdivision Approved
 Planning Board Chairman
 Planning Board Secretary
 Township Health Officer
 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
 Recording Secretary
 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 West Windsor, Mercer County, New Jersey Block 14 Lot 22" and prepared by Control Layouts, Inc.; William J. Butler, NJPLS # 19451.
 2. "Plan of Survey of Property to be conveyed to Rocco Proccaccini West Windsor Twp., Mercer County, New Jersey" prepared by Thomas E. Dey, Jr., NJPLS # 19022.
 3. "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.
 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. "Windsor Oaks Subdivision Block 34 Lot 4 Tax Sheet 43.02 West Windsor Township Block 14 Lot 23 Tax Sheet 4 Robbinsville Township Mercer County New Jersey Preliminary and Final Major Subdivision Plat" scale 1"=80' dated June 19, 2019; last revised Nov. 15, 2021 and prepared by Engineering & Land Planning Assoc.; Wayne J. Ingram NJPE&LS # 42582.
 6. Topographic Map West Windsor Township Mercer County, N.J. Sheet No. 26.

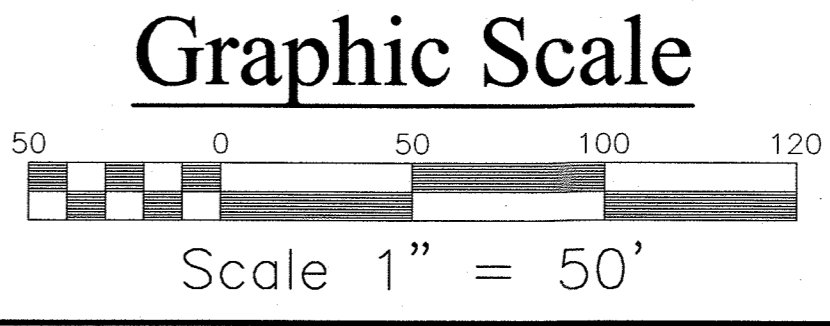
Right to Farm Notes:

- 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

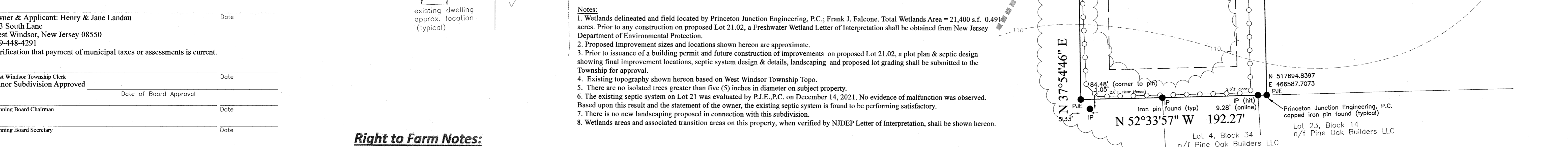
	Existing	Lot 21	Lot 21A	Lot 21B
Minimum				
Lot Area (ac)	3.33	8.04	4.71	3.33
Lot Frontage (ft)	100	316.53	165.37	151.16
Lot Width (ft)	200	315.10	163.94*	151.16*
Lot Depth (ft)	250	723.01	724.97	721.05
Front Yard (ft)	50	75.1	75.1	50
Rear Yard (ft)	30	333.6	333.6	30
Side Yard (ft)	30	27.9/5.2**	27.9/5.2**	30
Maximum				
FAR (%)	5	0.69	1.18	5
MIC (%)	10	7.83	13.3*	10
Building Height	2 1/2 st. 1 st.	1 st.	1 st.	2 1/2 st.
	75 ft.	70 ft.±	70 ft.±	75 ft.

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



Legend:

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

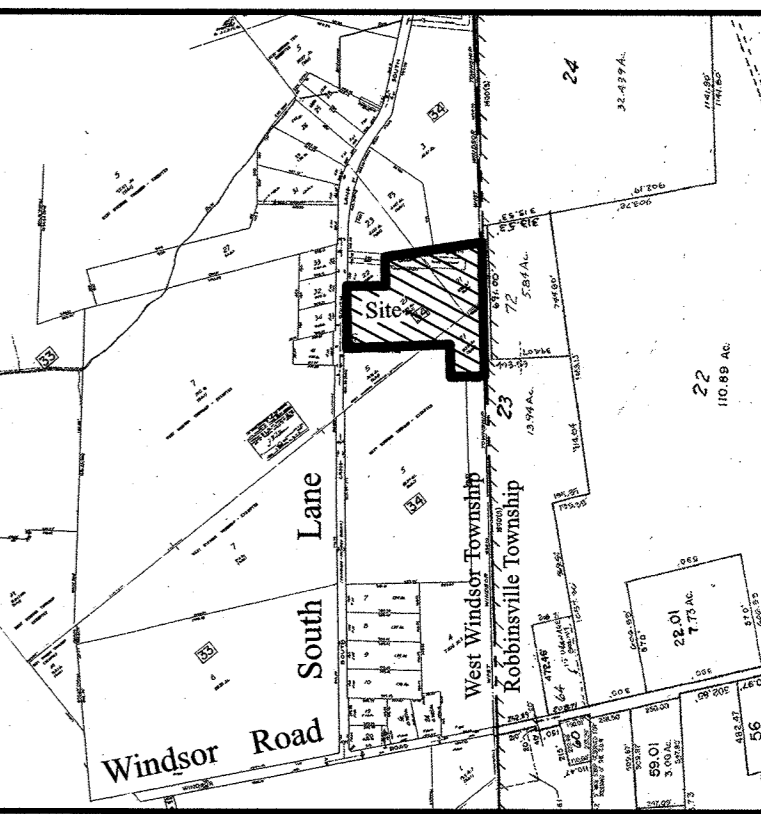


Notes:

- Wetlands delineated and field located by Princeton Junction Engineering, P.C.; Frank J. Falcone. Total Wetlands Area = 21,400 s.f. 0.491 acres. Prior to any construction on proposed Lot 21.02, a Freshwater Wetland Letter of Interpretation shall be obtained from New Jersey Department of Environmental Protection.
- Proposed improvement sizes and locations shown hereon are approximate.
- Prior to issuance of a building permit and future construction of improvements on proposed Lot 21.02, a plot plan & septic design showing final improvement locations, septic system design & details, landscaping and proposed lot grading shall be submitted to the Township for approval.
- Existing topography shown hereon based on West Windsor Township Topo.
- There are no isolated trees greater than five (5) inches in diameter on subject property.
- The existing septic system on Lot 21 was evaluated by P.J.E., P.C. on December 14, 2021. No evidence of malfunction was observed. Based upon this result and the statement of the owner, the existing septic system is found to be performing satisfactory.
- There is no new landscaping proposed in connection with this subdivision.
- Wetlands areas and associated transition areas on this property, when verified by NJDEP Letter of Interpretation, shall be shown hereon.

Wetlands Line Table

Line	Bearing	Distance
w1	N 07°38'36" W	85.84'
w2	N 02°08'22" E	42.24'
w3	N 01°40'48" E	67.40'
w4	N 29°32'32" E	75.19'
w5	N 34°11'16" E	44.14'
w6	N 26°44'21" E	53.41'
w7	N 17°24'25" E	101.91'
w8	N 11°30'09" E	119.26'
w9	N 12°17'42" E	80.10'
w10	N 62°07'35" W	36.25'
w11	N 78°47'03" W	51.98'



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@pje.com

No. 24327
 PLS No. 32112
 PLS No. 36249
 PE No. 44194

D. Geoffrey Brown
 Frank J. Falcone
 Martin D. Katz
 Kevin M. Brakel

D. Geoffrey Brown
 N.J. Professional Engineer and Land Surveyor License No. 24327
 DATE: 01/25/22

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