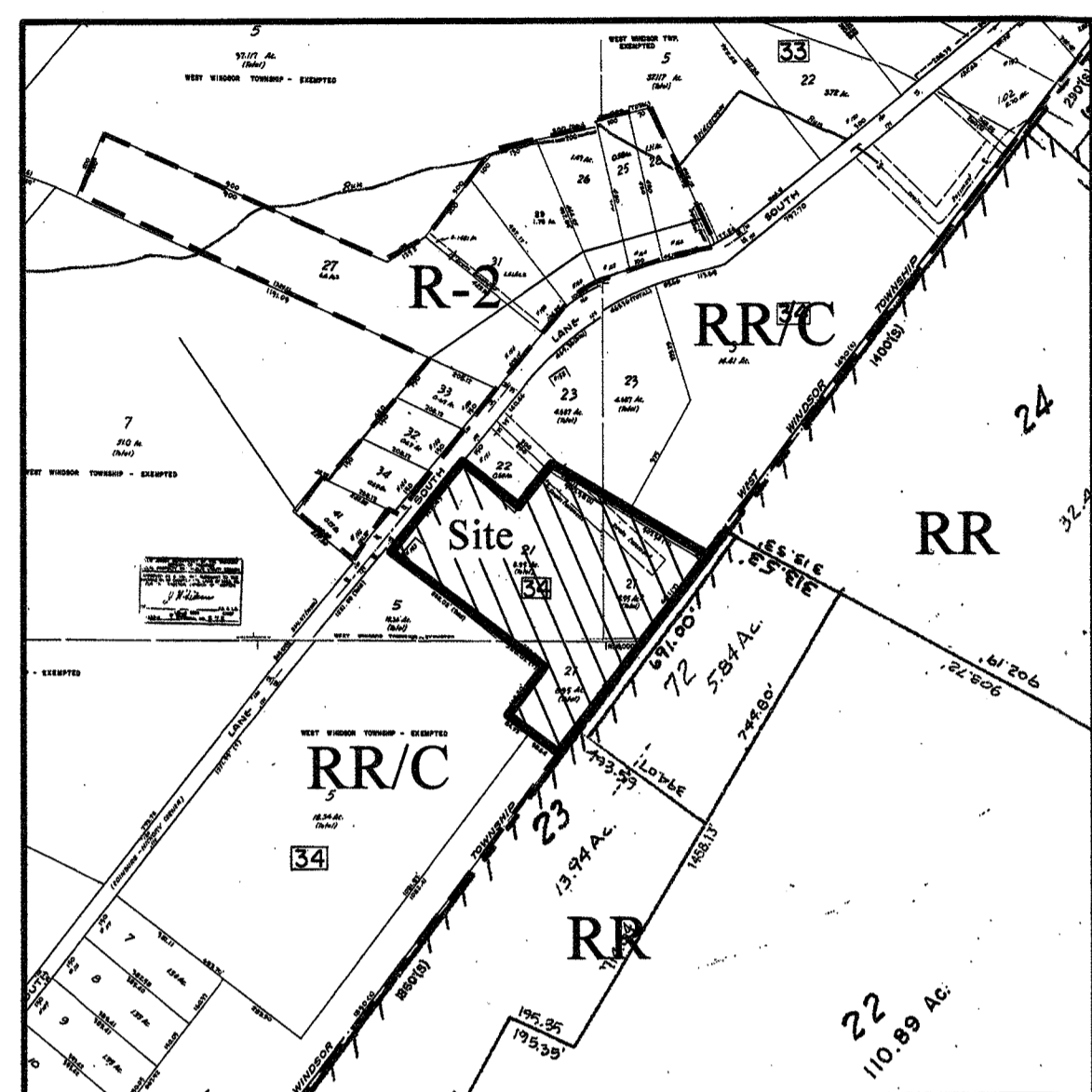


Minor Subdivision Plans

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
		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 Proccacini	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 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	24	Suzanne & Craig Harding	144 South Lane, West Windsor, NJ 08550
33	32	Joseph & Carol Benet	148 South Lane, West Windsor, NJ 08550
33	33	Jose Vora & Carly B. Arroyo	150 South Lane, West Windsor, NJ 08550
33	27	Harhigh Property Management, LLC	158 South Lane, West Windsor, NJ 08550

Robbinsville Township

Block:	14	FINE OAK BUILDERS LLC	
Lot:	23	45 ROKY AVENUE	08820
Qual:		EDISON NJ	
		1143 EDINBURG-WINDSOR RD	
Block:	14	PROCCACINI ROCCO	
Lot:	24	155 SOUTH LANE	08550
Qual:	-00052-	WEST WINDSOR NJ	
		SOUTH LANE	
Block:	14	LANDAU HENRY & JANE	
Lot:	72	143 SOUTH LANE	08550
Qual:	-00057-	WEST WINDSOR NJ	
		SOUTH LANE	

Mercer County Planning Board 848 S. Broad Street, Room 420 Trenton, NJ 08625	NIGOT PO Box 600 Trenton, NJ 08625
Randy N. Good Outside Plant Supervisor/Manager Cablevision 2127 Hamilton Avenue Hamilton, NJ 08619	Robert R. Erickson, PE, CCIM AT&T One AT&T Way Room 202105 Bedminster, NJ 07921
James Barbato, PE Regional Manager Aqua NJ, Inc. 10 Black Forest Road Hamilton, NJ 08613	Donald Oliver, Real Estate Dept. Jersey Central Power & Light 300 Madison Ave, PO Box 1911 Montross, NJ 07962
Verizon William Higgins, Senior Right of Way Agent 175 West Main Street Freehold, NJ 07728	See attached Property List
West Windsor Township, Mercer County 271 Clarksville Rd. West Windsor, NJ 08550	

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 Waldbuser 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 Proccacini 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.

NAD83 State Plane



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 - Farmland Preservation Priority	Primary
Map 10 Composite Map	Proposed Property Acquisition
Proposed Farmland Acquisition Map	Deed Restricted - Parcel 79

Right to Farm Notes:

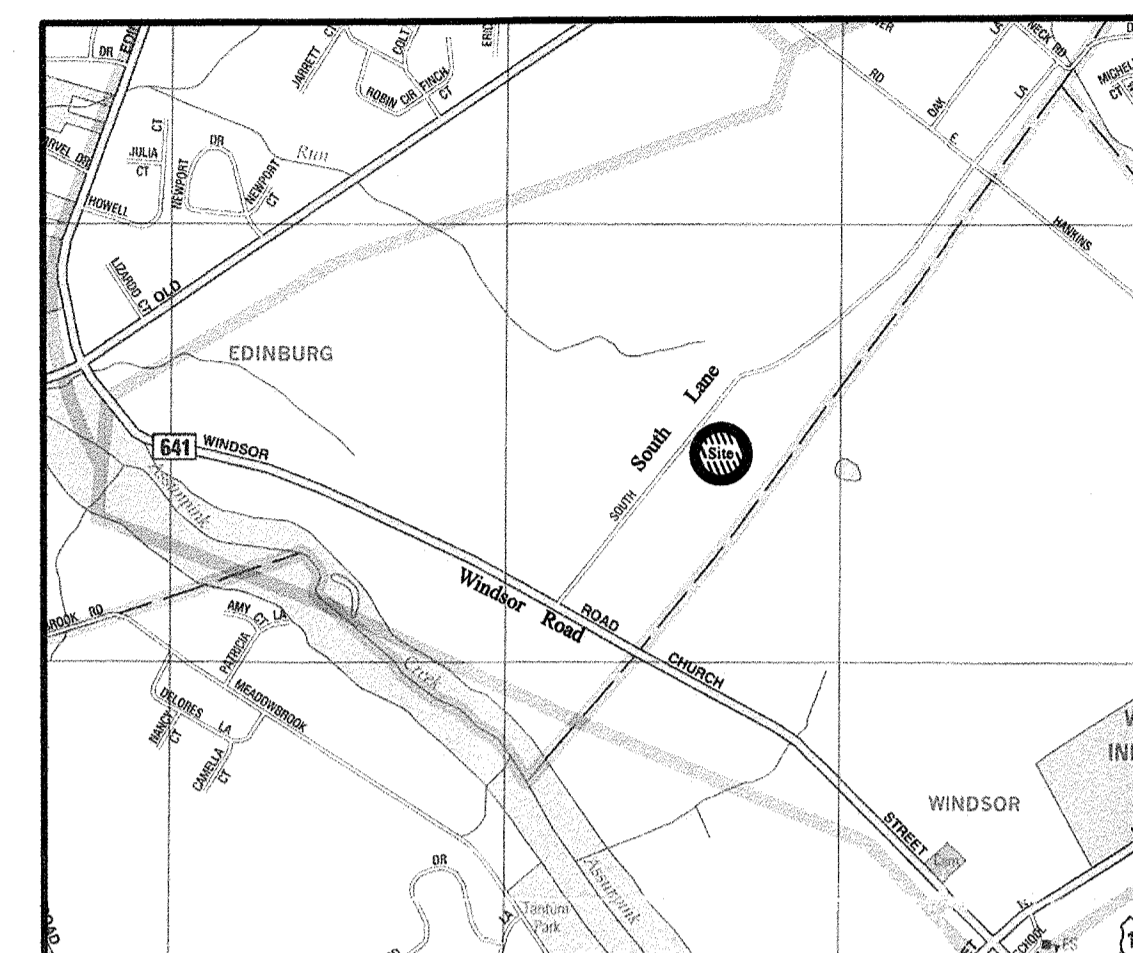
1. The right to farm all land is hereby recognized to exist as a natural right and is also hereby ordained to exist as a permitted use everywhere in the Township of West Windsor, regardless of zoning designation and regardless of specified uses and prohibited uses set forth elsewhere in this Part 4, 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.

2. 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

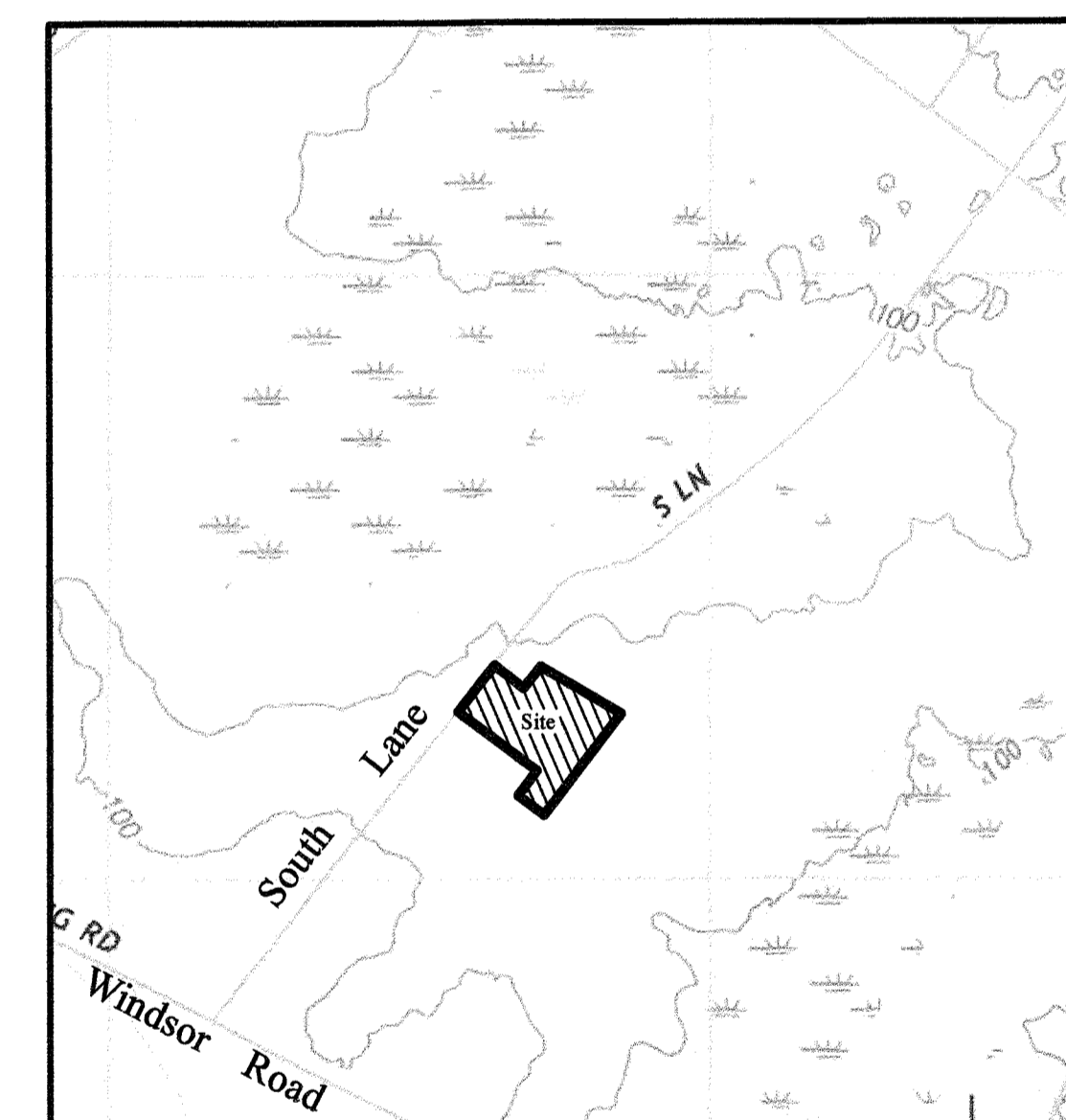


Scale 1" = 500'



Vicinity Map

scale 1" = 2000'±



USGS Hightstown Quad Map

scale 1" = 1000'±

RR/C Rural Residential/Conservation Area Zoning Requirements

	Existing		Proposed	
	Required	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.
	/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

Adjusted Township Boundary Line	01/25/22
Revised Description	12/14/22
Revision	Date

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

Princeton Junction Engineering, P.C.
 Professional Engineers, Land Surveyors and Planners

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

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

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

P.O. Box 610 - 53 North Post Road
 Princeton Junction, New Jersey 08550

Telephone: 609.799.1906 Facsimile: 609.799.1524 Email: pje@pjepe.com