

West Windsor Township

Department of Community Development - Division of Land Use

APPLICATION TO WEST WINDSOR ZONING BOARD OF ADJUSTMENT

FOR OFFICIAL USE ONLY

Application Control Number: ZB19-05

Date Application Filed: _____

SECTION 1 - INFORMATION REGARDING THE APPLICANT

- A] The Applicant's full legal name is Michael McMaster
- B] The Applicant's mailing address is 16 Fairview Ave.
Princeton Junction, NJ 08540
- C] The Applicant's telephone number is 917.608.4823
- D] The Applicant's fax number is _____
- E] The Applicant is a: CORPORATION _____
PARTNERSHIP _____ INDIVIDUAL (S)
OTHER (please specify) _____
- F] If the Applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.
- G] The relationship of the Applicant to the property in question is: OWNER
LEASEE _____ PURCHASE UNDER CONTRACT _____
OTHER (please specify) _____
- H] If the Applicant is not the owner of the property in question, the Applicant must obtain and submit a copy of this application signed by the owner in the space provided in Section 7B.

(Note: If the applicant is a corporation seeking relief under N.J.S.A. 40:55D-70 et seq., then the Applicant must be represented by a New Jersey Attorney).

SECTION 2 - INFORMATION REGARDING THE PROPERTY

- A] The street address of the property is 16 Fairview Ave
Princeton Junction, NJ 08540
- B] The tax map Block Number (s) 42; the Lot Number (s) is 9
- C] The zone in which the property is located is residential
- D] The dimensions of the property are 50' x 170'
- E] The size of the property is 8,510 square feet/acre(s).
- F] Road frontage of the property is 50'
- G] The property is located:
1. within 200 feet of another Municipality NA
 2. adjacent to an existing or proposed County road NA
 3. adjacent to a State highway NA

(If any of the above apply, please make sure that all proper jurisdictional authorities ARE properly noticed and served - If there is any doubt on who should be notified, please contact the Planning/Zoning Office).

- H] Have there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property: YES _____ NO _____
- I] If the answer to "H" is YES, attach a copy of the written decision (s) adopted by the applicable Board.

SECTION 3 - INFORMATION ABOUT REQUESTED RELIEF

A] NATURE OF APPLICATION

1. Type of Variances:

"A" Variance

 ✓ Appeal of Zoning Officer
 Appeal of Alleged Error.

"B" Variance

 Interpretation of Development Ordinance (Subdivision, Site Plan, Zoning)

"C" Variance

 ✓ Bulk Variance (dimensional)

"D" Variance

 Variance including, but not limited to a use or structure not permitted in a Zoning District; Floor Area Ratio, Density

2. a] Subdivision _____
b] Subdivision Application to follow _____
3. a] Site Plan _____
b] Site Plan Application to follow _____
4. Waiver of lot street frontage requirement _____
5. Exception to the official map _____

B] Please attach one copy of the following forms depending on the type of application being made:

1. (a) Appeal of Zoning Officer
(b) Appeal of Alleged Error
2. (a) Interpretation of Development Ordinance
(b) Interpretation of Zoning
3. Bulk Variance (dimensional)
4. Variance including, but not limited to a use or structure not permitted in a zoning district, Floor Area Ratio, or Density

SECTION 4 - INFORMATION ABOUT EXPERTS

The following information, although not required, is respectfully requested to enable the Board to facilitate the processing of this application.

- A] Applicant's Attorney:
Name _____
Address _____
Phone _____ Fax _____ E-Mail _____

- B] Applicant's Engineer:
Name Drafting Concepts LLC
Address 5219 Old Strasburg Rd; Kinzers, PA 17535
Phone 717-442-5053 Fax _____ E-Mail _____

- C] Applicant's Architect:
Name Drafting Concepts LLC
Address 5219 Old Strasburg Rd. Kinzers, PA 17535
Phone 717-442-5053 Fax _____ E-Mail MARVNY@DraftingConceptsLLC.net

- D] Applicant's Planner:
Name _____
Address _____
Phone _____ Fax _____ E-Mail _____

- E] Other Experts:
Name Chris DeProspero
Address 1390 Columbia Ave. Lancaster PA 17603
Phone 717-431-8611 Fax 607-216-4632 E-Mail Amish Drive by@gmail.com

SECTION 5 SUBMISSION OF APPLICATION:

Please submit one (1) copy of the following material to the Planning/Zoning Office during "Open Window" week, which is the week of the second Wednesday of each month:

- A] _____ Application – signed (copy of agreement with owner if being purchased)

- B] _____ One (1) set of drawings (to scale) showing all adjoining properties affected and all features involved (i.e, dimensions of present and proposed buildings, location of all structures and distances between various structures and property lines, parking layout, etc.)

- C] _____ One (1) set of applications as required by Section 3 (B) (Request for A, B, C or D Variance) [Once your application is received by the Planning and Zoning office you will receive a certified letter from the Director of Community Development outlining what, if any, changes are required. Application and escrow fee amounts and number of copies of applications and plans needed to be deemed complete will be outlined in said letter].

SECTION 6 - COMPLETE APPLICATION

Once an application has been deemed complete, the following items need to be addressed at least 10 days prior to your meeting date.

- A] _____ "Notice" of all property owners within 200 feet via "Certified Mail - Return Receipt Requested"
- B] _____ Copy of notice to the official newspaper of the West Windsor Township Zoning Board of Adjustment (contact the Planning & Zoning Office for the name of the official newspaper)
- C] _____ Notification of State or County if proposed application borders State/County Road, or is within 200 feet of such roadway
- D] _____ Notification of adjoining County or Municipality if proposed application is located within 200 feet of the proposed application.

A complete application requires the following submissions to the Planning/Zoning Office at least 3 days prior to the scheduled meeting date.

- A] _____ Return receipts from Certified letters
- B] _____ Notarized Proof of Service
- C] _____ Proof of Publication (To be provided by the newspaper to which the notification was sent)
- D] _____ Person other than the owner makes a letter or power of attorney, in case appeal is made by person other than owner

SECTION 7 - VERIFICATION AND AUTHORIZATION

A] Applicant's Verification:

I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are false, I am subject to punishment.

Michael McMaster
Applicant's Signature

B] Owner's Authorization:

I hereby certify that I reside at 16 Fairview Ave, Princeton Junction NJ 08540
in the County of Mercer and State of NJ and that I am
the owner of all that certain lot, piece or parcel of land known as Block (s) 42
Lot (s) 9 on the Tax Map of West Windsor, which is the subject of the above
application, and that said application is hereby authorized by me .

Michael McMaster
Owner's Name (PRINTED)

Michael McMaster
Owner's Signature

Owner's Telephone and Fax number 917.608.4823

SECTION 8 ADDITIONAL ITEMS:

Applicants, please take note of the following additional procedural requirements:

- A] All certified lists of property owners within 200 feet of the proposed application must be requested in writing from the Planning/Zoning Office. A fee of \$10.00 or \$.25 per lot, whichever is greater, is required for this service.
- B] Any use or "D" variance application requires the recordation of the hearing by a certified court reporter in accordance with a Resolution passed by the Zoning Board of Adjustment on November 8, 1978. The cost of such reporter must be borne by the applicant.
- C] Any corporate applicant seeking relief from the Zoning Board of Adjustment must be represented by a New Jersey Attorney.
- D] Attached is a sample notice form for all properties located within 200 feet of the proposed application.
- E] Attached is a Proof of Service form to be filled out by all applicants.

West Windsor Township

Department of Community Development - Division of Land Use

ZONING BOARD OF ADJUSTMENT CHECKLIST

**Bulk Variances ("C" type)
Use & Non-Use Variances ("D" type)**

APPLICATION NAME: Michael McMaster

SUBJECT PROPERTY STREET ADDRESS/LOCATION: 16 Fairview Ave.

Application No.: ZB - 19-05 Block: 42 Lot: 9

Zoning District: R-20 Variance Requested (*check all that apply, see Page 3 for definitions*):
 C-1 C-2 _____
 D-1 _____ D-2 _____ D-3 _____ D-4 _____
 D-5 _____ D-6 _____

Applications shall be submitted to the Township Land Use Division during "Open Window Week" (The week of the second Wednesday of each month).

An application shall not be considered complete until ALL the documents and information listed below have been submitted and the applicant receives a letter from the Township Land Use Office deeming such application complete (letter deeming application complete or incomplete to be sent within 45 days from receipt of these submission requirements listed below).

PLEASE SUBMIT ONE (1) ORIGINAL COPY OF THE INFORMATION REQUESTED BELOW:

Submission Requirements:

Not Provided	Applicable	Waiver*	
✓			1. Completed original "Application to West Windsor Zoning Board of Adjustment".
✓			2. Completed "c" Bulk Variance Application (<i>if applying for "c" Variance</i>).
	NA		3. Completed "d" Variance Application (<i>if applying for "d" Variance</i>).
✓			4. Fees: Checks made payable to West Windsor Township.
✓			A. Application Fee, \$100.00 for "c" Variance, \$1,000.00 for "d" Variance
✓			B. Escrow Fee - per variance request, \$250.00 for "c" Variance, \$3,500.00 for "d" Variance Submit one (1) check for Application Fee(s) and one (1) check for Escrow Fee(s).
			5. One (1) original copy of folded and collated maps, plans and documentation showing the following:
✓			A. Key map with legible street plan showing location of subject property with north arrow.
✓			B. Accurate location of all property lines.
	R-20		C. Zoning classification of land.
✓			D. Tax map Block and Lot numbers.
✓			E. Location of existing and /or proposed houses, additions, driveways, pools, other buildings and structures with accurate distances from the property lines drawn to scale.
✓			F. For adjoining properties, distance from structures to nearest property line of subject property. Names of owners on all adjoining property.
	NA	NA	G. Location of existing and/or proposed septic systems and wells on property.

West Windsor Township Zoning Board of Adjustment Checklist

Not
Provided Applicable Waiver*

8,536 _____
✓

NA NA _____
✓

✓ _____

✓ _____

✓ _____

H. ✓ Acreage of property. - 8,536 SF

I. ✓ Location of all easements, public right of way, greenbelt areas (as shown in the Conservation Element of the West Windsor Township Master Plan).

J. ✓ Identify any trees that will be removed by species and size (caliper). - 0 Trees

K. ✓ Existing and proposed floor plans indicating overall dimensions and square footage for each floor. All existing and proposed architectural elevations. Indicate height of structure as defined in section 200-4 (Building Height) of the West Windsor Township Land Use Ordinance.

6. ✓ Certification in writing from the Tax Collector that all taxes are paid in full for the current quarter.

7. Photos of property and existing structure (four sides).

8. Completed Agreement to Pay for Professional Review and Inspections.

9. ✓ Completed W-9 form.

10. Completed Residential Conformity Checklist.

11. ✓ Aerial photograph of subject property including lots within 200 feet of subject property. (Aerials can be acquired on-line at google.com).

12. NJDEP Letter of Interpretation/presence or absence of wetlands.

13. For D-4, D-5 and D-6 Variances, please submit tax map showing size of lots, square footage of dwellings and as to the extent known, height of dwellings and submit photos of all such dwellings identified on lots on both sides of the street of the subject property for at least five hundred (500) feet on either side of the subject property.

The following items are necessary for the Public Hearing and should be submitted to the Land Use Office by close of business of the day of the hearing (these items do not affect the completeness of the application):

- _____ A. Certified list of property owners within 200 ft. of subject property.
- _____ B. Original notice to property owners.
- _____ C. Affidavit of publication from *The Princeton Packet*.
- _____ D. Certified mail receipts showing postal date stamp from letters sent to property owners and any green receipt cards from the post office.
- _____ E. Original of Affidavit of Proof of Service.

*If waiver is requested, please attach written statement explaining why waiver should be granted.

* *Once the initial copy of the application(s), plans and documentation has been submitted, the Land Use Office will review the package for accuracy. A letter will be then be sent to the applicant requesting any changes if necessary and indicating the total number of copies of documentation needed. When the requested copies are received by the Land Use Office, the application will be deemed complete and the application will be scheduled for the next available meeting of the Zoning Board of Adjustment. (The Zoning Board of Adjustment meets the first Thursday of each month at 7:30 p.m. at the West Windsor Township Municipal Building, 271 Clarksville Road, West Windsor, NJ 08550).

West Windsor Township

Department of Community Development – Division of Land Use

REQUEST FOR BULK VARIANCE N.J.S.A. 40:55d-70c

-- ATTACH TO PLANNING OR ZONING BOARD APPLICATION

CONTROL NO. Z019-05

Property Location 16 FAIRVIEW AVE Zoning District R-20

Map _____ Block 42 Lot 9

District requirements

Proposed

Lot Area _____

Lot Frontage _____

Lot Width _____

Lot Depth _____

Front Yard _____

Side Yard _____

Rear Yard _____

Other SECTION 200-226D 10' 7'

-- Complete A - D, (Attach support documents as required)

A. - In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness or topographic conditions).

our lot is exceptionally narrow

B - In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations.

Our property is so narrow we wouldn't be able to meet all requirements. The closest ^{it could be within} accordance would to place the shed in the middle of the yard, and then wouldn't be aligned with the characteristics of the neighborhood, i.e. having their sheds and/or garages within 5' feet of their property lines.

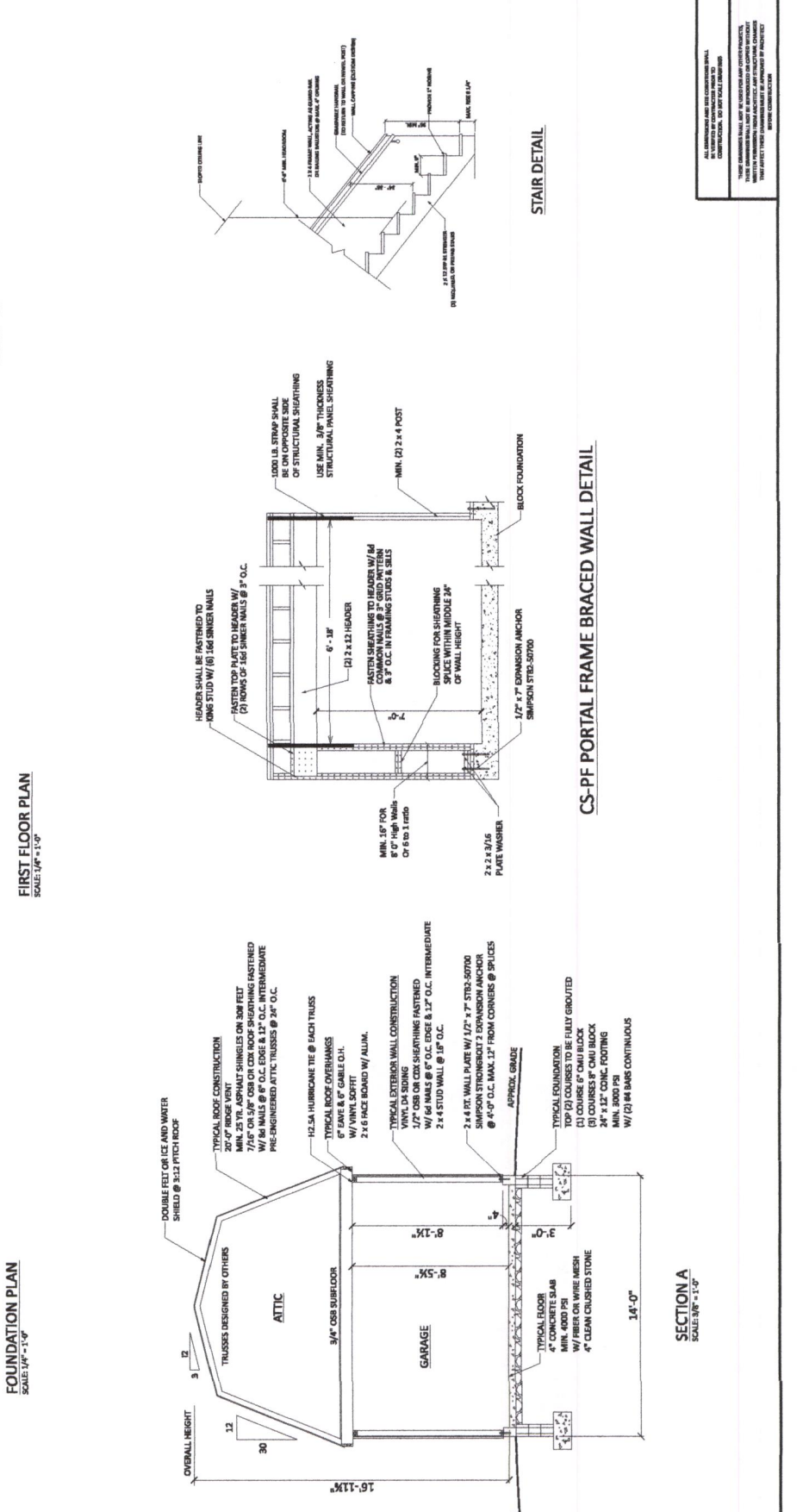
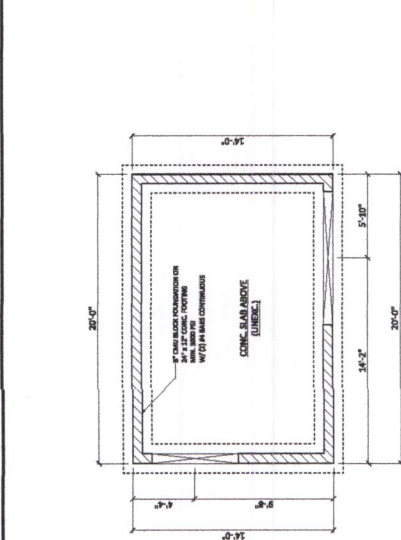
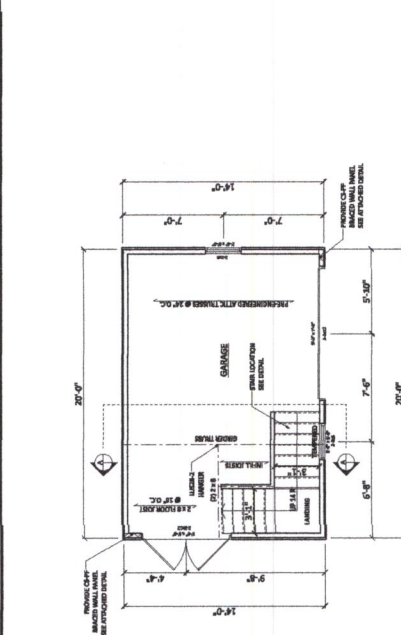
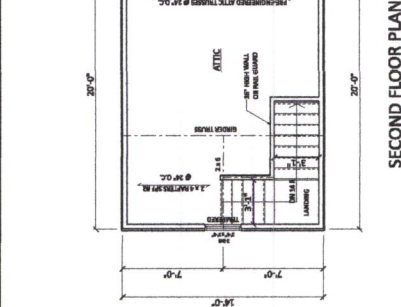
C - Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

We wouldn't be able to use our back yard in the same way a typical single family can, due to the shed being placed in the middle of a narrow property. It would also hurt the ability to sell our home b/c we currently have ^{a lack of} ~~the~~ ^{and storage} few closets due to our home being built in 1938. Adding a large shed will make our home comparable to our neighbors, while being placed in a similar location.

D - Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

Granting the variance will make our home comparable to the rest of the homes in the neighborhood; i.e. having a permit shed ^{or garage} near their property line.

Figured this would have happened before by previous ~~home~~ owners, but the narrowness of the property deterred them.



SECTION A
 SCALE: 3/8" = 1'-0"

STAIR DETAIL

ALL DIMENSIONS AND SIZE CONSTRUCTION SHALL BE SHOWN BY DIMENSION LINES TO UNLESS OTHERWISE NOTED.

THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION FROM ARCHITECTURAL DRAFTING CONCEPTS, LLC. THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL DRAFTING CONCEPTS, LLC.

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REFERENCE DATA

1. DEED REFERENCE VOLUME 6254, PAGE 157.
2. PLAN ENTITLED "MAP OF LOTS, PRINCETON MANOR", DULY FILED 03/08/1927, AS MAP No. 522. (P/O LOTS 4 & 6)

CERTIFICATION

I HEREBY CERTIFY THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, & BELIEF, TO THE FOLLOWING:

ERIN S. McMASTER AND MICHAEL McMASTER, P/W.

TAX MAP DATA

LOT _____ 9
 BLOCK _____ 42
 SHEET _____ 5.01

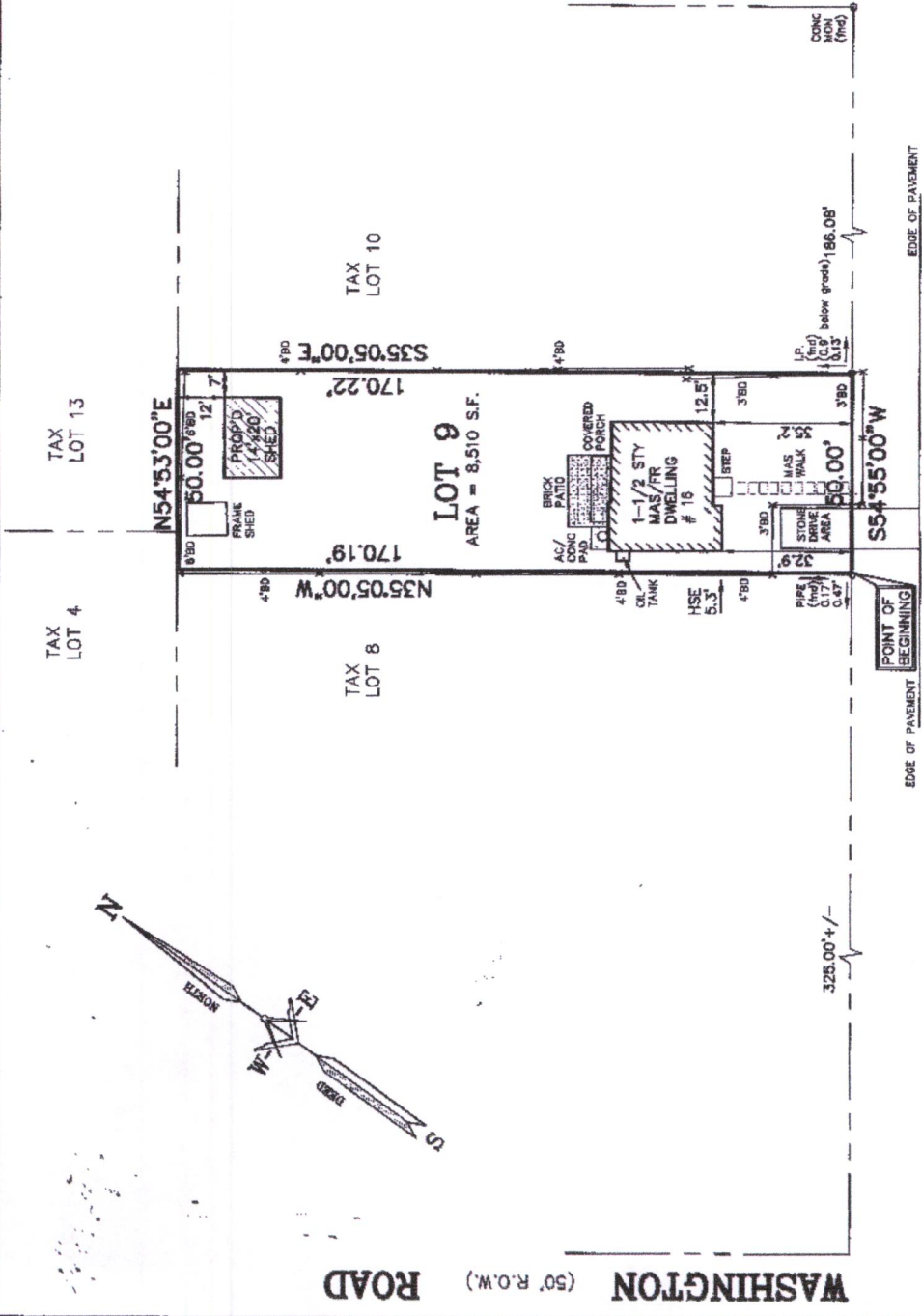
PLAN OF SURVEY

LOT 9 BLOCK 42

WEST WINDSOR TWP.	MERCER COUNTY	NEW JERSEY
REVISIONS	AUTH.	DATE
		03/30/20
		SCALE: 1" = 30'
		FLD. BK. 175 PG. 058
		DRAWN BY: F.R.K.
		CHECKED BY: B.A.K.

FRANK R. KLAPINSKI
 PROFESSIONAL LAND SURVEYOR
 38 ORCHARD AVE., PENNINGTON, NEW JERSEY 08634
 (609) 737-9366

File & Record - 3/30/2020
FRANK R. KLAPINSKI
 N.J. PROFESSIONAL LAND SURVEYOR No. 31667
 20-012

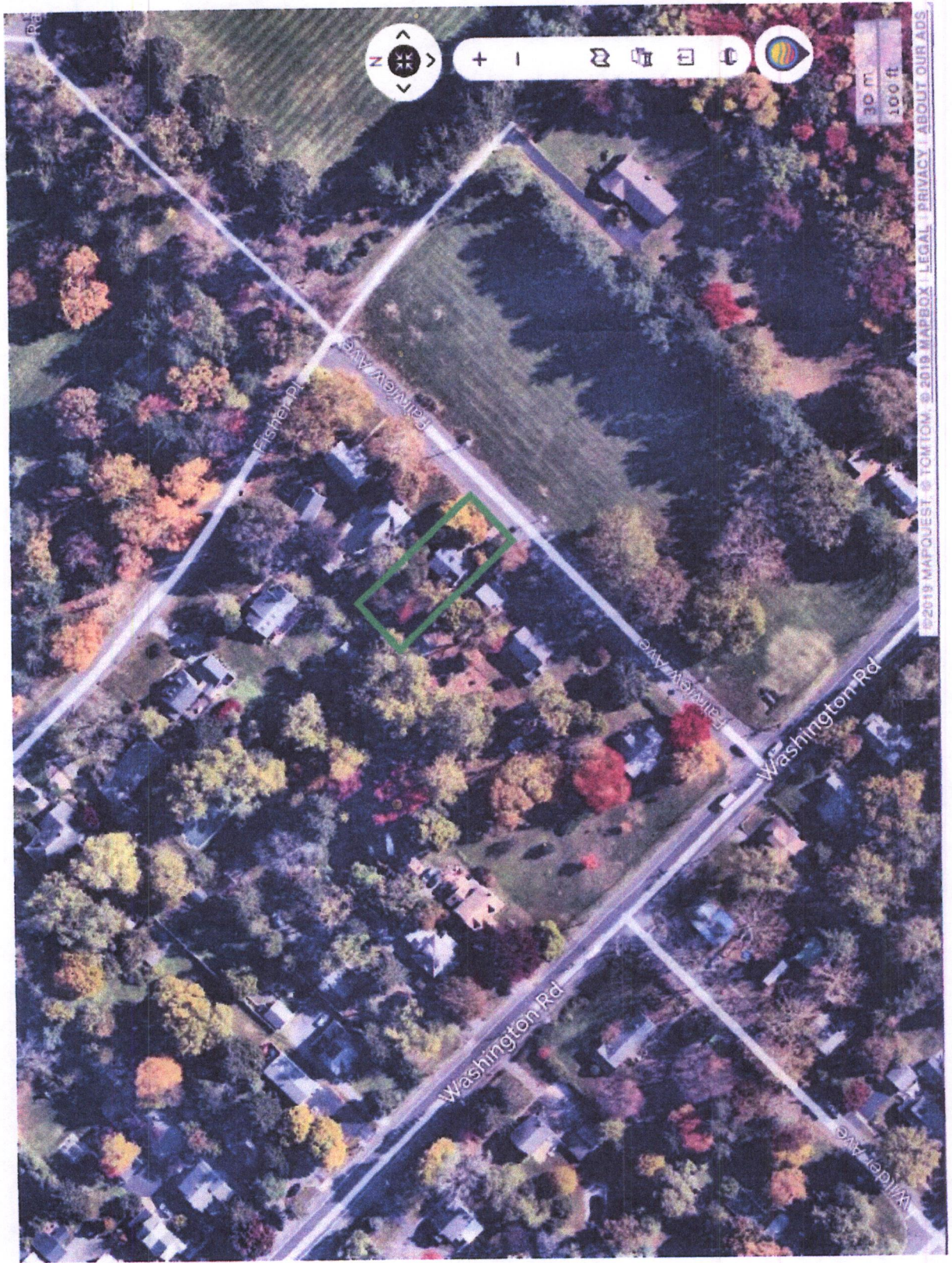


FAIRVIEW AVENUE (60' R.O.W.)

- NOTE - THIS PLAN IS NOT TO BE USED FOR FENCE INSTALLATION PURPOSES.
- NOTE - FENCE TIES AS INDICATED HEREON ARE TO CENTER OF VERTICAL POSTS.
- NOTE - A WRITTEN WARNING AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14. (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(4).
- NOTE - BLD'G. DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION.
- REPRODUCTION OF THIS PLAN IS NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING PROFESSIONAL.
- NOTE - THIS PLAN IS COPYRIGHT PROTECTED, AS PER STATUTES.

- THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF ANY ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE DATA AS SHOWN HEREON.
- THIS SURVEY AND PLAN IS MADE FOR AND RESTRICTED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY AND PLAN BEYOND ITS INTENDED PURPOSE.
- NOTE - SUBJECT TO THE FINDINGS OF A FULL AND ACCURATE TITLE SEARCH.

5.A



- 5.B (Accurate location of property lines)
- 5.E (Location of existing and proposed structure with with accurate distances from the property lines drawn to scale)

