

West Windsor Township

Department of Community Development – Division of Land Use

DEC 14 2021

ZONING BOARD OF ADJUSTMENT CHECKLIST

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

APPLICATION NAME: Marc J. and Sharon A. Shilia
 SUBJECT PROPERTY STREET ADDRESS/LOCATION: 217 Washington Rd, Princeton NJ 08540
 Application No.: ZB-22-02 Block 42 Lot 7
 Zoning District: R-20 West Windsor NJ

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*

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | | 1. Completed original "Application to West Windsor Zoning Board of Adjustment". |
| <input checked="" type="checkbox"/> | | 2. Completed "c" Bulk Variance Application (if applying for "c" Variance). |
| <input checked="" type="checkbox"/> | | 3. Completed "d" Variance Application (if applying for "d" Variance). |
| <input checked="" type="checkbox"/> | | 4. Fees: Checks made payable to West Windsor Township. |
| <input checked="" type="checkbox"/> | | A. Application Fee, \$100.00 for "c" Variance, \$1,000.00 for "d" Variance |
| <input checked="" type="checkbox"/> | | B. Escrow Fee – per variance request, \$250.00 for "c" Variance, \$3,500.00 for "d" Variance |
| <input checked="" type="checkbox"/> | | Submit one (1) check for Application Fee(s) and one (1) check for Escrow Fee(s). |
| <input checked="" type="checkbox"/> | | 5. One (1) original copy of folded and collated maps, plans and documentation showing the following: |
| <input checked="" type="checkbox"/> | | A. Key map with legible street plan showing location of subject property with north arrow. |
| <input checked="" type="checkbox"/> | | B. Accurate location of all property lines. |
| <input checked="" type="checkbox"/> | | C. Zoning classification of land. |
| <input checked="" type="checkbox"/> | | D. Tax map Block and Lot numbers. |
| <input checked="" type="checkbox"/> | | 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. |
| <input checked="" type="checkbox"/> | | F. For adjoining properties, distance from structures to nearest property line of subject property. Names of owners on all adjoining property. |
| <input checked="" type="checkbox"/> | | G. Location of existing and/or proposed septic systems and wells on property. |

No extra or changes

West Windsor Township Zoning Board of Adjustment Checklist

Not
Provided Applicable Waiver*

✓		
NA		
NA		
✓		
✓		
	✓	
	✓	

- H. Acreage of property.
- 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).
- 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. *(2nd floor renovation only)*
- 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 <i>The Princeton Packet</i> . |
| | | | 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 Engineering and Community Development
271 Clarksville Road* P.O. Box 38*Princeton Junction*New Jersey 08550*(609)799-2400*FAX(609)275-4850

APPLICATION TO WEST WINDSOR ZONING BOARD OF ADJUSTMENT

FOR OFFICIAL USE ONLY

Application Control Number: _____

Date Application Filed: _____

SECTION 1 - INFORMATION REGARDING THE APPLICANT

- A) The Applicant's full legal name is MARC J. SIBILIA
SHARON A. SIBILIA
- B) The Applicant's mailing address is 217 WASHINGTON RD
PRINCETON, NJ 08540
- C) The Applicant's telephone number is (732) 666-4649
- 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. NA
- 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 217 WASHINGTON RD.
PRINCETON, NJ 08540

B) The tax map Block Number (s) 42; the Lot Number (s) is 7

C) The zone in which the property is located is R-20

D) The dimensions of the property are _____

E) The size of the property is 16,500 square feet/acre(s).

F) Road frontage of the property is 100 60 feet

- G) The property is located:
1. within 200 feet of another Municipality _____
 2. adjacent to an existing or proposed County road yes, 571
 3. adjacent to a State highway _____

(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 _____
Address _____
Phone _____ Fax _____ E-Mail _____

- C) Applicant's Architect:
Name _____
Address _____
Phone _____ Fax _____ E-Mail _____

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

- E) Other Experts:
Name _____
Address _____
Phone _____ Fax _____ E-Mail _____

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.

Marc Sibilic
Applicant's Signature

B) Owner's Authorization:

I hereby certify that I reside at 217 WASHINGTON RD, PRINCETON
in the County of MERCER and State of NEW JERSEY and that I am
the owner of all that certain lot, piece or parcel of land known as Block (s) 42
Lot (s) 7 on the Tax Map of West Windsor, which is the subject of the above
application, and that said application is hereby authorized by me.

MARC J. SIBILIA
Owner's Name (PRINTED)

Marc Sibilic
Owner's Signature

Owner's Telephone and Fax number cell 732-666-4649 marc.sibilic@gmail.com

we don't have a fax

SECTION 8 ADDITIONAL ITEMS:

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

- A] All certified lists of property owners with 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

REQUEST FOR VARIANCE INCLUDING, BUT NOT LIMITED TO A USE OR STRUCTURE NOT PERMITTED IN A ZONING DISTRICT, N.J.S.A. 40:55d-70d (For "d" Use and Non Use Variance)

--ATTACH TO ZONING BOARD APPLICATION

CONTROL NO. 23 22-02

Property Location 217 WASHINGTON RD. Zoning District K-20

Map _____ Block 42 Lot 7

--COMPLETE A - E, (Attach support documents as required)

A - Describe below the specifics of the variance request.

ADD A BEDROOM AND A BATHROOM IN ATTIC STORAGE SPACE. 361 FT² BRINGS FAR TO 14.3%, 1.3% ABOVE 13% ALLOWED. NO EXTERNAL CHANGES ARE PROPOSED.

B - Describe below the special reasons which exist that support the granting of the variance request.

THERE ARE A NUMBER OF PROPERTIES IN THE NEIGHBORHOOD THAT CURRENTLY EXCEED 13% FAR. 184 WASHINGTON (^{15.3%} ~~12.9%~~), 206 WASHINGTON (14.1%), 227 WASHINGTON (15.0%), 14 FAIRVIEW (15.5%), 16 FAIRVIEW (15.4%), 20 FAIRVIEW (15.8%), 195 VARSITY (16.3%). IT IS NOT OUT OF CHARACTER FOR PENN'S NECK.

C - Describe how the public interest will be served by the granting of the variance request.

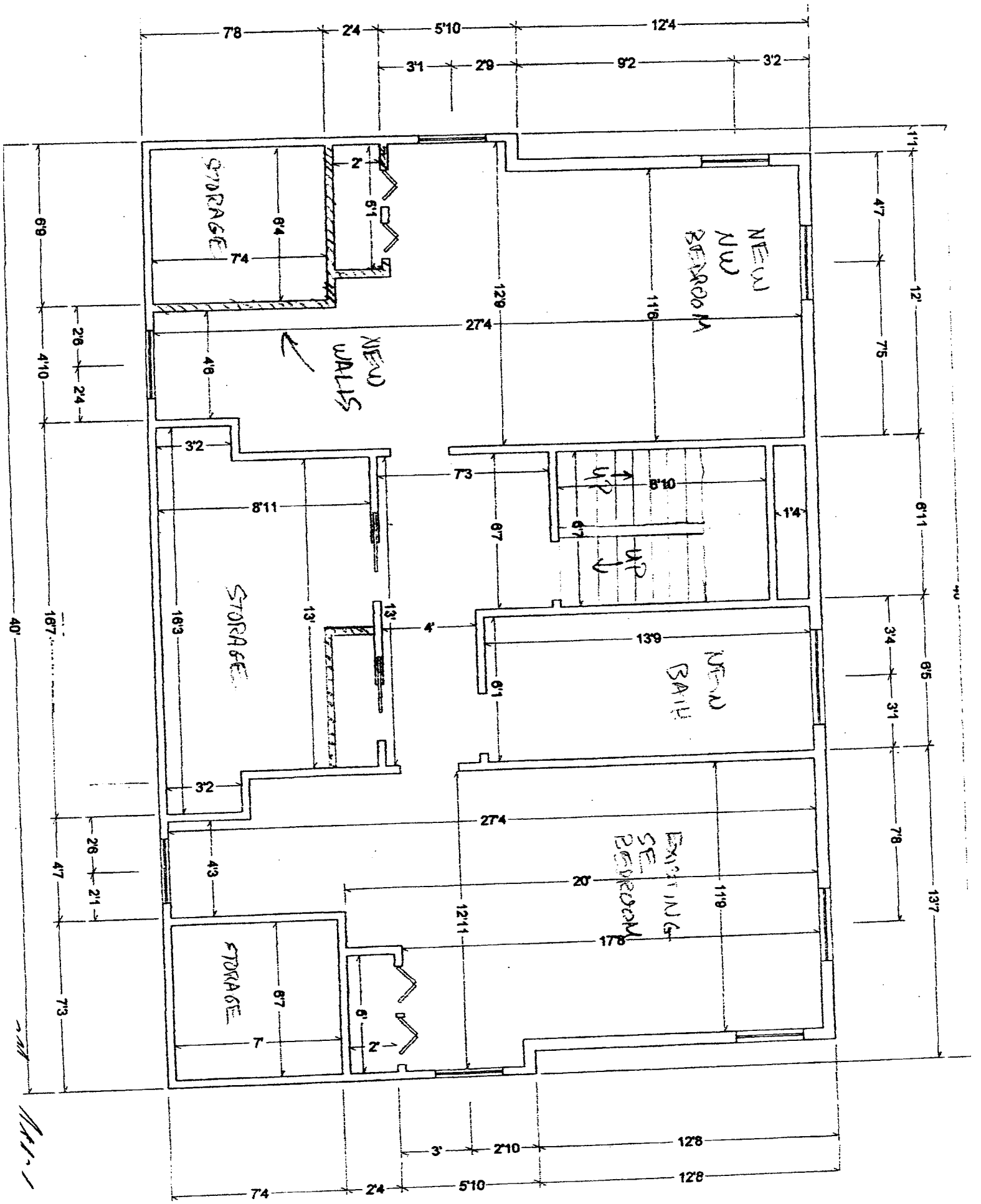
IT WILL ALLOW US TO CONTINUE TO SUPPORT MY DAUGHTER, WHO LOST HER JOB DUE TO THE PANDEMIC, HER HUSBAND, A DEDICATED CIVIL ENGINEERING STUDENT AT RUTGERS, AND THEIR UNBORN CHILD, DUE IN APRIL.

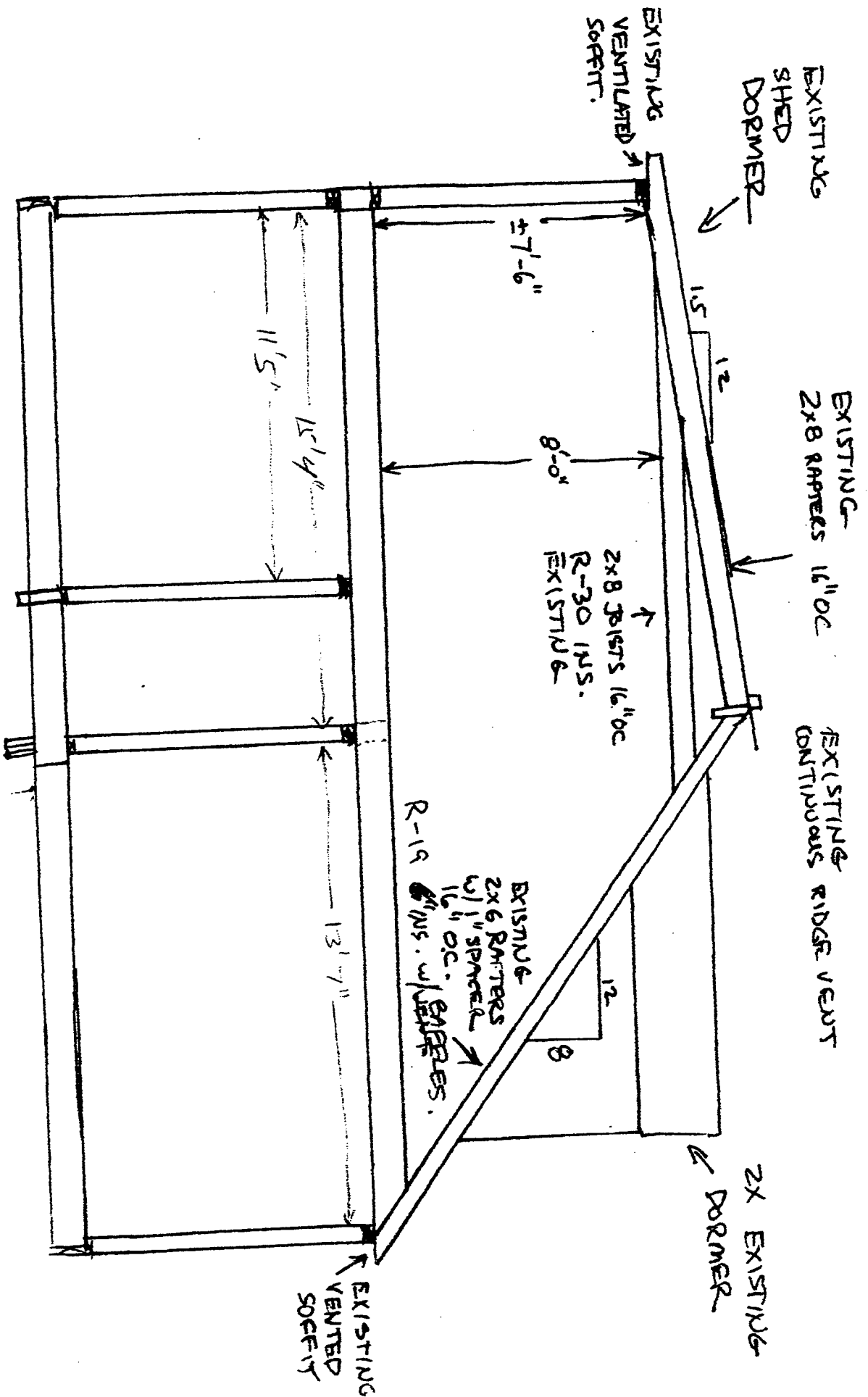
D - Describe what circumstances exist or what measures will be taken to ensure that, if the variance is granted, the surrounding property owners will experience no adverse impact or undue burden.

MOST OF THE WORK WILL BE PERFORMED BY MYSELF AND MY SON-IN-LAW. THE ONLY CONTRACTOR LIKELY IS FOR SHEETROCK, AND THAT WILL BE DONE IN A MATTER OF DAYS.
NO EXTERNAL CHANGES ARE PROPOSED TO THE PROPERTY.

E - Describe how the granting of the variance request will not result in substantial detriment to the public good nor substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

MANY NON-CONFORMING PROPERTIES EXIST IN PENN'S NECK. IT IS PART OF THE CHARACTER OF THE NEIGHBORHOOD AND WILL NOT BE SUBSTANTIALLY CHANGED BY GRANTING THIS VARIANCE REQUEST.

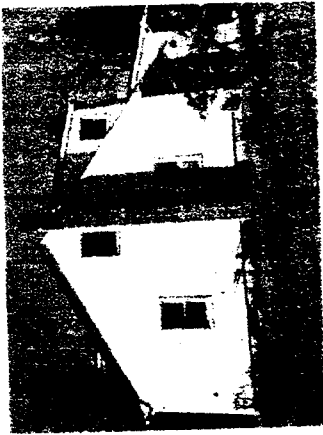




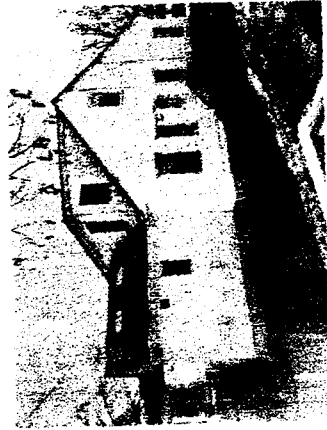
BLK 42

EXISTING FRAMING

M... W.L.A.



east



west



front



back

N.J. STATE HIGHWAY ROUTE 1

N
S/S
3/22/2021

TAX LOT 2

TAX LOT 4

TAX LOT 14

TAX LOT 1

TAX LOT 3

02' (M.P.C.D.)
S 35° 05' 00" E

N 54° 53' 00" E

S 54° 53' 00" W

60.00'
FR. SHED
NO. LENGTH
11' 55'

LOT 7
CONTAINING 16,900 S.F.

88.1'
2 CAR
L-FR. GAR.

FRAME
CAPE
USE # 217
40.2'

graph'd wires
gravel
67.4'

graph'd wires

BEGINNING POINT

N 35° 05' 00" W

245.00'

edge of pavement

WASHINGTON ROAD
(30' R.O.W.)

Mon. (Grid)

2TH
✓
A WAIVER WAS OBTAINED TO THE SETTING OF
PROPERTY CORNER MARKERS.

CERTIFIED CORRECT TO
MARC J. SIBILIA and SHARON ARCHER-SIBILIA
COUNTRYWIDE MORTGAGE CORPORATION, INC. and/or
THEIR ASSIGNS AS THEIR INTEREST MAY APPEAR
MERCER TITLE SERVICES AGENCY, INC.
STUART SURICK, ESQUIRE

TAX MAP DATA

LOT	7
BLOCK/SECTION	42
SHEET	4.02

William B. Pinder

66 PATTERSON AVENUE
TRENTON, NEW JERSEY

PLAN OF SURVEY
FOR

MARK J. SIBILIA and SHARON ARCHER-SIBILIA
LANDS SITUATE IN
TOWNSHIP OF WEST WINDSOR
MERCER COUNTY NEW JERSEY

Date 10/18/94	Scale 1"=40'	Drawn JZ J	Checked WBP
Fig. Bk. PINDER	Pg. —	Proj. No. WVW01494	

New Jersey Professional Land Surveyor

William B. Pinder 10/18/94

William B. Pinder

Lic No 23130

NJLS