

Summary of changes

Now seeking only 2 variances:

- The lower level is a garage with a workbench and slop sink. It maintains the same footprint as the existing carport and therefore does not alter the current setback condition. According to the tax assessor's office, garages do not contribute to the FAR, so the square footage is not factored into the FAR.
- The upper level is an apx 360 sq ft office/guest room without any kitchen facilities. It has a full bathroom and a separate office/sleeping area.
- We are seeking d-4 variance for a 2.7% FAR increase.

$$\begin{aligned}
 & \text{Existing home} && 1788 \text{ sq ft} - 13.7\% \text{ FAR} \\
 & \text{Addition adds apx} &+& \underline{360 \text{ sq ft} + 2.7\% \text{ increase}} \\
 & && = 2148 \text{ sq ft} - 16.6\% \text{ FAR}
 \end{aligned}$$

Note that, per the following chart by Burgis assoc, our request is extremely modest compared to the FARs of the neighborhood. There are 13 properties in excess of the permitted FAR and 6 homes with a higher FAR than we are requesting. Four of those are from 18-22% while the others are similar to our plan around 16%. Bear in mind how Berrien City is slated for redistricting due to its literally impossible constraints and the unique profile of the old neighborhood.

Comparison to Neighborhood

A table as well as two maps have been provided with this memorandum which respectively identify those dwellings within the vicinity which exceed the FAR standards established by the R-1A District, as well as those which exceed the proposed FAR of the subject site (assuming the FAR remains the same from the prior submittal). This information was based upon publicly available tax information. As shown, thirteen properties in the area presently exceed the FAR permitted by the R-1A District, while six properties exceed the FAR proposed by the applicant.

Table 2: FAR Analysis

Block	Lot	Address	Lot Size	Floor Area	FAR	Greater Than District	Greater than Proposal
68	7	4 Berrien Ave	9,147.6	1,278.0	13.97%	Yes	No
68	8	6 Berrien Ave	9,051.8	1,040.0	11.49%	No	No
68	9	8 Berrien Ave	18,099.2	796.0	4.40%	No	No
68	11	12 Berrien Ave	9,064.8	714.0	7.88%	No	No
68	12	14 Berrien Ave	18,295.2	1,712.0	9.36%	No	No
68	14	16 Berrien Ave	9,051.8	1,245.0	13.75%	Yes	No
68	15	18 Berrien Ave	9,064.8	1,659.0	18.30%	Yes	Yes
68	16	20 Berrien Ave	9,064.8	1,481.0	16.34%	Yes	Yes
68	17	22 Berrien Ave	13,599.4	1,692.0	12.44%	No	No

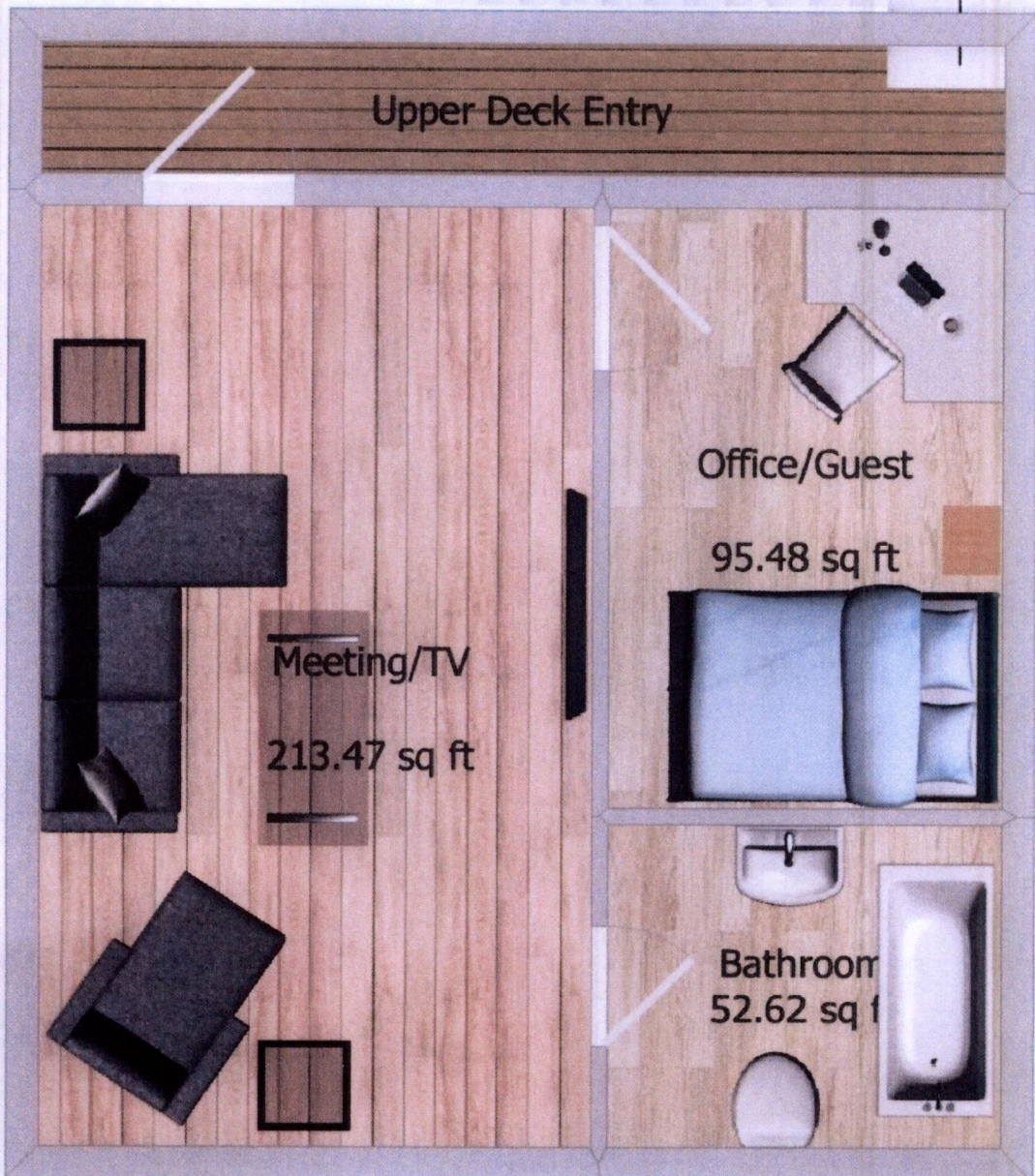
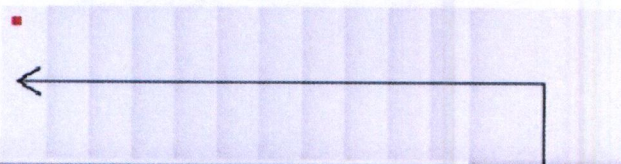
Block	Lot	Address	Lot Size	Floor Area	FAR	Greater Than District	Greater than Proposal
69	19	24 Berrien Ave	13,573.3	1,814.0	13.36%	Yes	No
69	20	28 Berrien Ave	27,150.9	1,636.0	6.03%	No	No
69	23	32 Berrien Ave	15,202.4	1,536.0	10.10%	No	No
69	43.01	34 Berrien Ave	11,321.2	2,589.0	22.87%	Yes	Yes
69	74.01	34.A Berrien Ave	12,101.0	1,458.0	12.05%	No	No
69	75.01	36 Berrien Ave	18,730.8	3,108.0	16.59%	Yes	Yes
69	88	40 Berrien Ave	10,301.9	1,393.0	13.52%	Yes	No
75	25	3 Berrien Ave	9,152.0	1,308.0	14.29%	Yes	No
75	26	5 Berrien Ave	18,134.0	1,320.0	7.28%	No	No
75	28	9 Berrien Ave	9,064.8	1,536.0	16.94%	Yes	Yes
75	29	11 Berrien Ave	9,051.8	1,312.0	14.49%	Yes	No
75	30	13 Berrien Ave	9,051.8	918.0	10.14%	No	No
75	31	15 Berrien Ave	9,051.8	840.0	9.28%	No	No
75	32	17 Berrien Ave	9,069.2	900.0	9.92%	No	No
75	33	19 Berrien Ave	9,051.8	1,058.0	11.69%	No	No
75	34	21 Berrien Ave	22,215.6	1,546.0	6.96%	No	No
74	37	25 Berrien Ave	22,668.6	1,322.0	5.83%	No	No
74	39	27 Berrien Ave	9,051.8	1,635.0	18.06%	Yes	Yes
74	42	31 Berrien Ave	11,242.8	1,260.0	11.21%	No	No
74	44	41 Montgomery Street	7,788.5	1,449.0	18.60%	Yes	Yes
73	90	40 Montgomery Street	26,541.1	1,138.0	4.29%	No	No

- We are seeking a c-bulk variance to maintain our current 9.8' setback. The existing footprint and setback condition will not change.







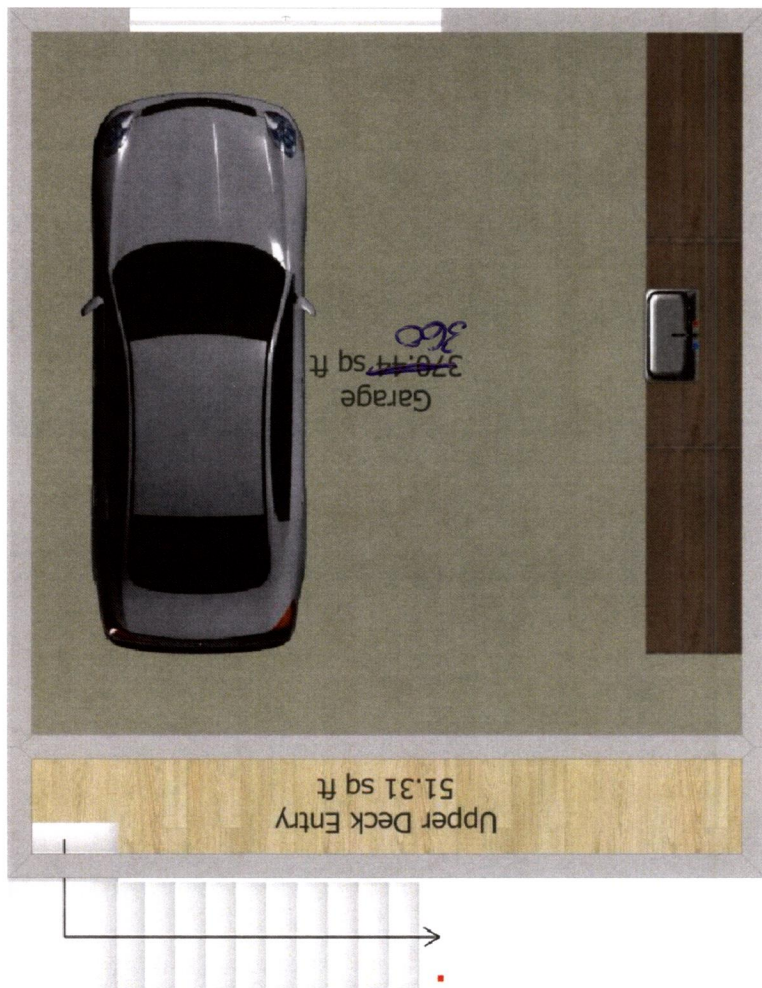


Upper Deck Entry

Meeting/TV
213.47 sq ft

Office/Guest
95.48 sq ft

Bathroom
52.62 sq ft



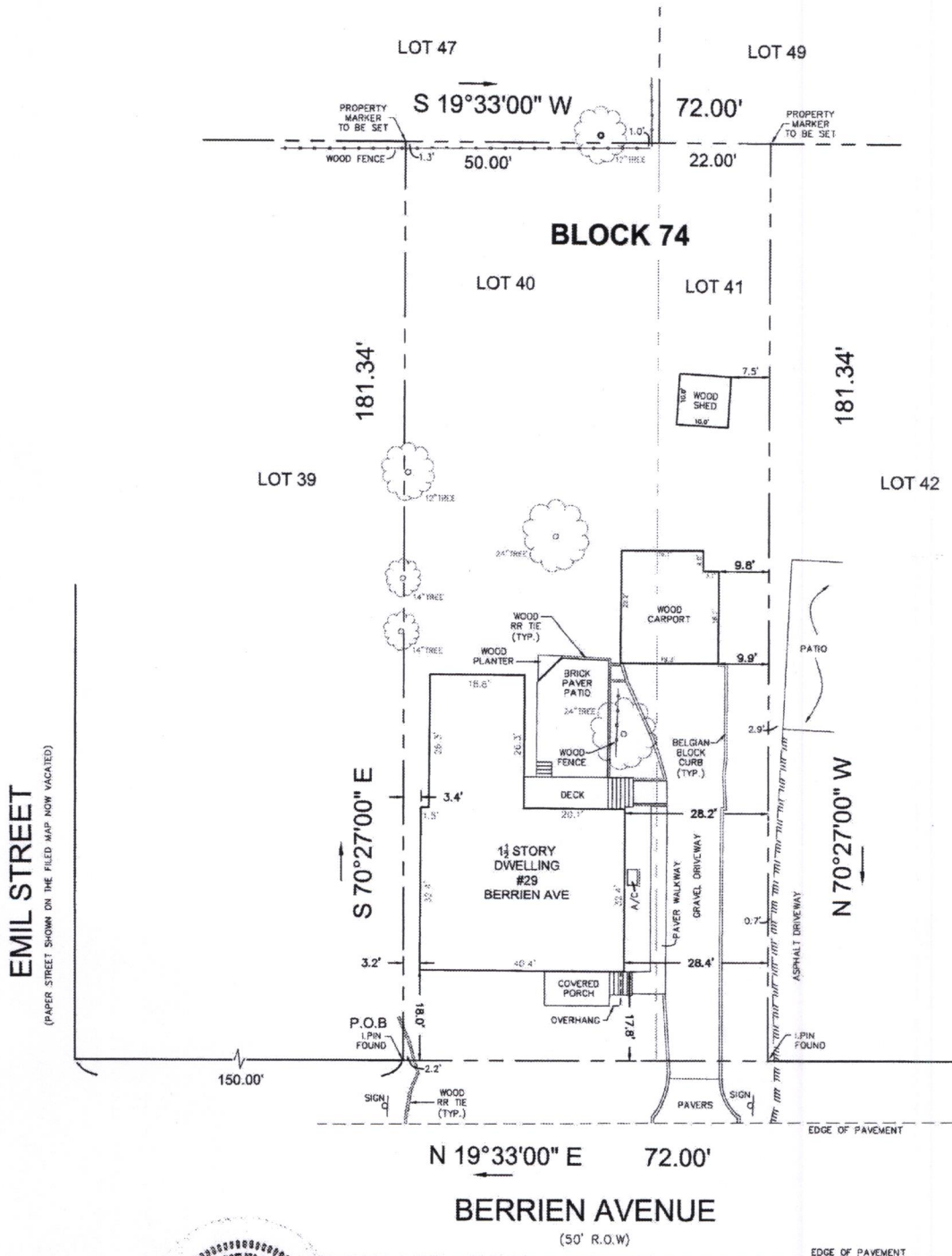
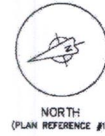
Lower Level Workshop & Garage

NOTES

1. THE MERIDIAN SHOWN HEREON IS BASED ON SURVEY NOTED IN PLAN REFERENCE NO. 1 BELOW.
2. PROPERTY COMMONLY KNOWN AS 29 BERRIEN AVENUE, PRINCETON JUNCTION, NEW JERSEY.
3. PROPERTY SHOWN BEING A TAX LOT 40 AND 41 IN TAX BLOCK 74 PER CURRENT TAX MAPS OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY.
4. THIS PLAN OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP NOTED IN PLAN REFERENCE NO. 1 BELOW. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO ANY AND ALL TITLE INFORMATION OF RECORD.
5. THIS PLAN OF SURVEY DOES NOT CERTIFY TO EITHER THE PRESENCE OR ABSENCE OF UNDERGROUND STRUCTURES SUCH AS DR. STORAGE TANKS OR UTILITIES.
6. THIS PLAN OF SURVEY DOES NOT CERTIFY TO ANY SUB-SURFACE VAULTS OR ENCROACHMENTS.
7. THIS PLAN OF SURVEY DOES NOT CERTIFY TO EITHER THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS OR ENVIRONMENTALLY SENSITIVE CONDITIONS AT THIS SITE WHICH MAY BE REGULATED BY CITY, STATE OR FEDERAL LAWS.
8. ONLY COPIES FROM THE ORIGINAL OF THIS PLAN OF SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE A TRUE COPY.
9. WETLANDS LOCATIONS, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.

PLAN REFERENCES:

1. "MAP SHOWING PLAN OF LOTS FOR ALEXANDER L. BERRIEN, ESQ. BERRIEN CITY, PRINCETON JUNCTION, WEST WINDSOR TWP. MERCER CO., N.J." DATED JULY 1924 AND FILED IN MERCER COUNTY CLERK'S OFFICE ON JANUARY 29, 1926 AS MAP NO. 492.
2. DEED DATED MAY 30, 1995, VOL. 2843 PAGE 228.
3. TAX MAP WEST WINDSOR TOWNSHIP MERCER COUNTY NEW JERSEY SHEET, 15-A.
4. "PLAN OF SURVEY HORACIO FURLONG & ANN M. CALLAGHER, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY, BLOCK 74 LOT 39" PREPARED BRUNSMICK SURVEYING INCORPORATED, P.O. BOX 84, NEW BRUNSWICK, NEW JERSEY, DATED 5/20/85 AND SIGNED BY ROBERT M. HORWATH, N.J.P.S. 22476.
5. "PLAN OF SURVEY FOR ANTS MIK & MARIAN E. MIK BLOCK 74 LOT 47, WEST WINDSOR TWP., MERCER CO., N.J." PREPARED STEVEN E. MACHER ASSOC. P.O. BOX 1172, NEW BRUNSWICK, N.J. DATED 5/10/83 AND SIGNED BY STEVEN E. MACHER, L.S. 28804.



Map Name: 240304163999.dwg Date: 22 Jun 2023 12:44 PM Plot Name: C:\Users\jperkins\Documents\240304163999.dwg Layout: 16: 28 000002.dwg
 User: jperkins Plot Size: 11.00 x 17.00 Plot Scale: 1"=20' Plot Orientation: Landscape Plot Color: Black Plot Font: Arial Plot Line Weight: 0.20 Plot Line Color: Black Plot Line Dash: None Plot Line Style: Solid Plot Line Weight: 0.20 Plot Line Color: Black Plot Line Dash: None Plot Line Style: Solid

Laytek Inc.
 PROFESSIONAL LAND SURVEYORS - LICENSED SURVEYORS
 CORE PROFESSION SURVEYING 202542878
 N.J. Certificate of Authorization #0240304163999
 24 Kinnelon Road
 Kinnelon, New Jersey, N.J. 07035
 PH: 973-249-0900 FAX: 973-636-6433

PLAN OF SURVEY		Scale: 1"=20'	Drawn By: MP	Date: 05-19-23
Located At: LOT 40 and 41 BLOCK 74 29 BERRIEN AVENUE WEST WINDSOR, NEW JERSEY		Prepared For: PAUL MEIER and STACEY FOX 29 BERRIEN AVENUE WEST WINDSOR, NEW JERSEY		