

**PRINCETON
ZONING APPEAL/DEVELOPMENT APPLICATION**

FOR DEPARTMENT USE ONLY

CASE NO. _____ FILED _____ FEE \$ _____ PAID _____

APPEAL TO _____ HEARING DATE _____

Note: This application must be typewritten or legibly printed

LOCATION: Street Address _____

Block _____ Lot(s) _____ Zone District(s) _____

OWNER: Name _____

Address _____

Telephone/email _____ Date Title Acquired _____

APPLICANT: Name _____

Address _____

Telephone/email _____ Interest in Property _____

Fax /email _____

PRESENTATION: Name of Law Firm _____

Address/Telephone _____

Fax / email _____

TYPE OF APPLICATION (check applicable section (s)):

____(1) Appeal from Zoning Officer's interpretation of the Zoning Ordinance

____(2) District Map Interpretation

____(3) Conditional Use Authorization

____(4) Minor Adjustment, Special Question

____(5) Hardship Variance (c) 1 (Please submit an original and 1 copy for the initial submission)

____(5A) Hardship Variance (c) 2

____(6) D Variance (d) (Please submit an original and 1 copy for the initial submission)

____(7) Other-Explain _____

CHECK LIST REQUIREMENTS - For an application for development which requests a hardship variance, a use variance, a special permit or a decision on a special question, and which is not accompanied by a site plan, the following information in sketch platform:

- (a) ___ The size, shape and location of buildings, and their relationship to surrounding properties and buildings thereon and on both sides of adjacent streets;
- (b) ___ The location, layout and dimensions of parking and loading areas, with an indication of areas to be paved;
- (c) ___ All parking spaces, driveways and access points to public streets;
- (d) ___ All required setback lines;
- (e) ___ Rights of way and easements;
- (f) ___ Location and height of fences, retaining walls and railings;
- (g) ___ Key map showing entire project in its relationship to surrounding areas, roads and watercourses;
- (h) ___ Zone districts of subject property and adjacent properties;
- (i) ___ Legend comparing proposed site conditions with zoning requirements applicable to the property;
- (j) ___ Floor plans showing existing conditions and proposed alterations;
- (k) ___ For applications involving properties located in the affordable housing overlay zone or applications for nonresidential development properties which generate the construction of net new floor area, please contact the Land Development Officer;
- (l) ___ Pursuant to NJSA 40:55D-65(h), all local tax payments on the subject property must be current prior to the hearing (applicable to all matters).

DESCRIBE NATURE OF REQUEST AND REASON FOR SAME (be specific):

DESCRIPTION OF USE EXISTING/PROPOSED (be specific):

EXISTING USE _____

PROPOSED USE _____

**PLEASE COMPLETE IF THE SUBJECT PROPERTY IS LOCATED IN WHAT WAS
FORMERLY KNOWN AS PRINCETON TOWNSHIP**

	Zoning Required	Existing	Proposed	Variance Requested
Lot Area (square feet) (LA)				
Lot width at bldg. line (ft.)				
Lot depth (ft.)				
Lot frontage (ft.)				
Building setback: Front				
Use Mean Prevailing Front setback as define in Sec.10B-251				
Rear				
Combined front & rear				
Right side				
Left side				
Combined side				
Building height (Max Ft)				
Bldg. Height-Setback Ratio Front				
Rear				
Left Side				
Right Side				
Floor area ratio (Max %) Gross Floor Area/Lot Area				
Parking setbacks: Front				
Side				
Rear				
Impervious Coverage. 10B-246.1	%			

**PLEASE COMPLETE IF THE PROPERTY IS LOCATED IN WHAT WAS
FORMERLY KNOWN AS PRINCETON BOROUGH**

DESCRIPTION OF PREMISES:

SIZE OF LOT: Width _____ ft.
Depth _____ ft.
Area _____ sf.

IMPERVIOUS COVERAGE (see 10B-246.1):

PRINCIPAL OR MAIN BUILDING:

HEIGHT: Maximum allowable _____ sf. _____ stories
Existing _____ sf. _____ stories
Proposed _____ sf. _____ stories

BUILDING HEIGHT TO SETBACK RATIO:

Required _____ Existing _____ Proposed _____

FLOOR AREA:

Maximum Permitted _____ sf. Existing _____ sf. Proposed _____ sf.

FRONT YARD DEPTH:

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

SIDE YARDS (COMBINED WIDTH :)

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

SMALLER YARD WIDTH:

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

LARGER YARD WIDTH:

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

REAR YARD DEPTH:

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

ACCESSORY STRUCTURE:

Location: Front Yard _____ Side Yard _____ Rear Yard _____

Height: Existing _____ stories _____ ft.

Proposed _____ stories _____ ft.

DISTANCE FROM:

Front Lot Line:	Existing_____ft.	Proposed_____ft.
Side Lot Line:	Existing_____ft.	Proposed_____ft.
Rear Lot Line:	Existing_____ft.	Proposed_____ft.
Main Building:	Existing_____ft.	Proposed_____ft.
Other Accessory Structures	Existing_____ft.	Proposed_____ft.

ATTACHED, MULTIPLE AND JOINT OCCUPANCY BUILDINGS ONLY

USABLE OPEN SPACE

Required:	Width_____ft.	Depth_____ft.	Area_____sf.
Existing:	Width_____ft.	Depth_____ft.	Area_____sf.
Proposed:	Width_____ft.	Depth_____ft.	Area_____sf.

Number of habitable rooms in each dwelling unit (list each unit separately):

JOINT OCCUPANCY BUILDINGS ONLY:

BUSINESS OCCUPANCY

Existing: Location within Building_____Floor_____

Size of Area: Width_____ft. Depth_____ft._____sf.

Percent of floor area of entire building: _____

RESIDENTIAL

Proposed: Location within Building_____Floor_____

Size of Area: Width_____ft. Depth_____ft._____sf.

Percent of floor area of entire building: _____

Number of habitable rooms _____

OFF STREET PARKING SPACES: Number Existing_____Proposed_____

Location Existing _____

Location Proposed _____

LOADING BERTHS: Number Existing_____Proposed_____Location(s)_____

Sec. 10B-246.1. Maximum permitted residential lot impervious coverages.

Residential lots shall be subject to the following maximum impervious coverage limits

Lot Size (Acres)	Maximum Permitted Impervious Coverage
	Percent
4 and greater	14.0
3 to 3.99	15.0
2 to 2.99	17.0
1.5 to 1.99	19.5
1 to 1.49	22.5
0.75 to 0.99	25.5
0.5 to 0.749	29.0
0.25 to 0.49	36.0
0.1 to 0.249	49.5
Less than 0.1	61.5

Impervious Coverage

House _____

Garage _____

Covered Porch _____

Driveway _____

Walkway _____

Patio _____

Deck _____

Pool _____

A/C – Generator _____

Other _____

Total _____ sq. ft. ÷ lot area sq. ft. _____ = _____ %

1 Acres = 43,560 sq. ft.

SIGNS: (list each sign separately indicating type, size and location)

Existing:

Proposed:

AFFORDABLE HOUSING– If the application involves affordable housing, provide information (in a separate attachment to this application) demonstrating that the proposed rents or sales prices of the unit(s) proposed will be affordable to low and/or moderate income households, in compliance with Code requirements. Information to be submitted shall include, but need not be limited to: the number of low and/or moderate income units proposed or required, the number of bedrooms in each category, and proposed rents and or sales prices by bedroom type. Copies of the form of deed restriction to ensure continued affordability must be submitted with each application (see instructions).

IF APPLICATION IS MADE FOR APPEAL FROM THE ZONING OFFICER'S DETERMINATION, STATE ALLEGED ERROR BY ZONING OFFICER AND BASIS OF ALLEGATION:

IF APPLICATION IS MADE FOR RELIEF BY SPECIAL EXCEPTION, STATE REASONS FOR SPECIAL EXCEPTION IN CONNECTION WITH REQUEST FOR CONDITIONAL USE, MINOR ADJUSTMENT OR OTHER APPLICABLE ACTION BY BOARD.

APPLICATION INSTRUCTIONS FOR “C” VARIANCE

Refer to N.J.S.A. 40:55D-70c for primary legal requirements and procedures.

Application require filing with the Zoning Office the Application for “C” Variance, and including all required supplementary information and forms.

Application must be accompanied by the required fees. Additional fees may be charged as provided by State Statutes, Local Ordinances, and/or Zoning Board rules.

Application must include the owner’s affidavit of ownership, and, if made by a person other than the owner of the subject property, the power of attorney.

The application requires a written statement which must include the following:

C (1) variance:

Pertinent information....

- a. Exceptional narrowness, shallowness, or shape of the property, and/or
- b. Exceptional topographical conditions, and/or
- c. Other exceptional situations affecting the proposed development, resulting in practical difficulties, or hardship, for the applicant.

“Positive reasons” to be proven at the public hearing, including....

- The conditions causing hardship are peculiar to the subject property, and do not apply generally to other properties in the same district.
- Other means to cure the deficiency (such as purchase or sale of property) do not exist.
- The variance requested is the reasonable minimum needed.

C (2) variance: “Positive reasons” to be proven, including....

- The benefits of the proposed deviation outweigh its detriments.
- The proposal is better for the community than the zoning requirement.

C (1) & (2) variance: “Negative reasons” to be proven....

- Proposal would not cause substantial detriment to the public good, nor substantially impair the intent and purpose of the zoning plan (Master Plan & Zoning Ordinance).

If application is made for “C” variance (C1/C2) explain or answer the following:

1. The strict application of the provisions of the Ordinance will result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the Ordinance.
2. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood.
3. With reference to the specific piece of property in question, will the purposes in the Municipal Lane Use Law (N.J.S.A. 40:55D-1 et. seq.) be advanced by deviation from the Zoning Ordinance requirements, and will the benefits of that deviation substantially outweigh any detriment?

APPLICATION INSTRUCTIONS FOR “D” VARIANCE

Refer to N.J.S.A. 40:55D-70b for primary legal requirements and procedures.

Applications require filing with the Zoning Office the Application for “D” Variance, and including all required supplementary information and forms.

Application must be accompanied by the required fees. Additional fees may be charged as provided by State Statutes, Local Ordinances, and/or Zoning Board rules.

Application must include the owner’s affidavit of ownership, and, if made by a person other than the owner of the subject property, the power of attorney.

The application requires a written statement which must include the following:

- a. “Special reasons” to justify granting the relief requested, as required by statute. These special reasons must be shown to be unique or peculiar to the property for which variance is requested, and not generally applicable to neighboring properties.
- b. Reasons why strict application of the zoning prohibition of the requested use or development would deprive the applicant of reasonable use of the land or buildings involved.
- c. Evidence that the requested relief may be granted without detriment to the public good or impairment of the intent of the zoning plan (Master Plan & Zoning Ordinance). (“Negative Criteria”)

This statement should also describe the facts and contentions to be proven at the public hearing; how the proposal relates to the Master Plan; the proposal’s impact; the community’s needs; and set forth the legal argument for the proposal, as well as all other pertinent information.

A “D” Variance application which includes a proposed Site Plan or Subdivision may be submitted at one time, or may be bifurcated, with the “D” Variance to be decided first, and, if approved, the Site Plan/Subdivision to follow for subsequent hearing. If the application includes a proposed site plan (involving county roads or facilities) or subdivision, it must be filed as well with the Mercer County Planning Board.

If application is made for Use Variance, explain the special reasons:

LAND DEVELOPMENT ESCROW AGREEMENT
PRINCETON
COUNTY OF MERCER
STATE OF NEW JERSEY

Land Development Application Number: _____ (by Zoning Office)

Lot(s): _____

Block: _____

Name and Address of Developer (Applicant):

Pursuant to the Land Use Code, the undersigned hereby agrees to pay for the cost of professional services, including engineering, professional planning, and legal services necessary to review the developer's application as captioned above.

Developer (Applicant)

Title

Date:

FILING FEES

“C” VARIANCE APPLICATION:	APPLICATION FEE	ESCROW
Section 10B-20 (c) zoning relief	\$150.00	\$750.00
Educational Training Fee	\$ 30.00	
Decision publication	\$ 50.00	
List of property owners, utilities,	\$ 10.00 or \$.25/name, whichever is greater	
Total:	\$240.00	\$750.00

“D” VARIANCE APPLICATION:	APPLICATION FEE	ESCROW
Section 10B-20 (d) zoning relief	\$500.00	\$1500.00
Educational Training Fee	\$ 30.00	
Decision publication	\$ 50.00	
List of property owners, utilities,	\$ 10.00 or \$.25/name, whichever is greater	
Total:	\$590.00	\$1,500.00

Conditional Use	\$ _____	\$ _____
Subdivision	\$ _____	\$ _____
Site Plan	\$ _____	\$ _____
Total:	\$ _____	\$ _____

Please submit two separate checks; one for application fee, educational training fee, decision publication fee and owners’ list fee; the other for the escrow amount. Both checks must be made payable to Princeton.