

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)

RECEIVED
DEC 13 2021
WEST WINDSOR TOWNSHIP
DIVISION OF LAND USE

APPLICATION NAME: BINDI PATEL & KASH PATEL

SUBJECT PROPERTY STREET ADDRESS/LOCATION: 564 Village Rd. w. Princeton

Application No.: ZB - R-30 Block: 1215 Lot: 1 Jct. NJ 8550

Zoning District: _____ 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:

Provided	Not Applicable	Waiver*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Completed original “Application to West Windsor Zoning Board of Adjustment”.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Completed “c” Bulk Variance Application (if applying for “c” Variance).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Completed “d” Variance Application (if applying for “d” Variance)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Fees: Checks made payable to West Windsor Township.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Application Fee, \$100.00 for “c” Variance, \$1,000.00 for “d” Variance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Escrow Fee – per variance request, \$250.00 for “c” Variance, \$3,500.00 for “d” Variance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Submit one (1) check for Application Fee(s) and one (1) check for Escrow Fee(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. One (1) original copy of folded and collated maps, plans and documentation showing the following:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Key map with legible street plan showing location of subject property with north arrow.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Accurate location of all property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Zoning classification of land.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Tax map Block and Lot numbers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Location of existing and/or proposed septic systems and wells on property.

(nine)

West Windsor Township Zoning Board of Adjustment Checklist

Provided Not Applicable Waiver*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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.
- 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):

- | | |
|--------------------------|---|
| <input type="checkbox"/> | A. Certified list of property owners within 200 ft. of subject property. |
| <input type="checkbox"/> | B. Original notice to property owners. |
| <input type="checkbox"/> | C. Affidavit of publication from <i>The Princeton Packet</i> . |
| <input type="checkbox"/> | D. Certified mail receipts showing postal date stamp from letters sent to property owners and any green receipt cards from the post office. |
| <input type="checkbox"/> | E. Original of Affidavit of Proof of Service. |

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

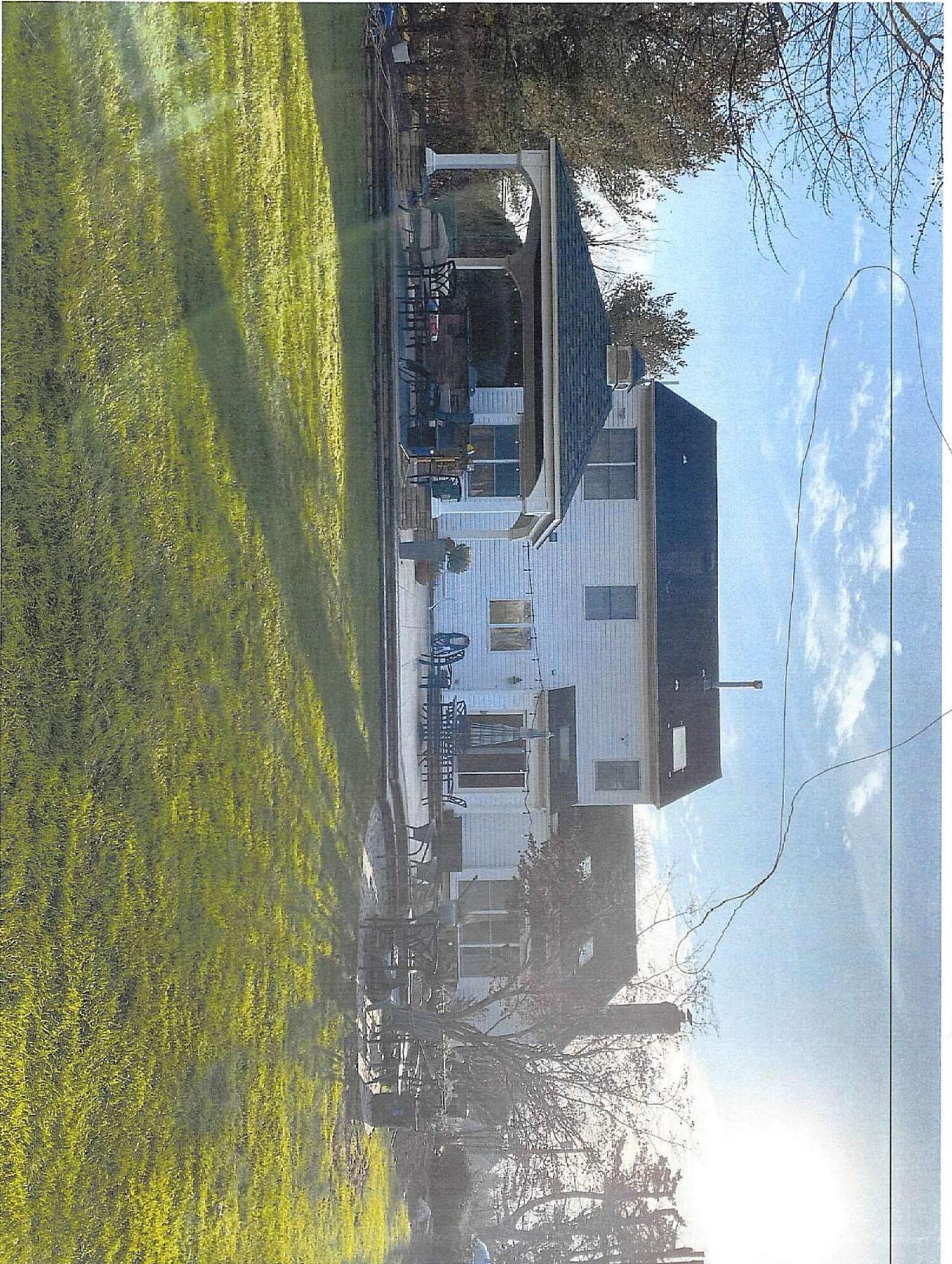
* *Once the initial copy of the application(s), plans and documentation has been submitted, the Land Use Office will review the package for accuracy. A letter will be then be sent to the applicant requesting any changes if necessary and indicating the total number of copies of documentation needed. When 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).

Ariel Map
w/ Block and lot

564 Village Rd W
West Windsor
NJ 08550













WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
CERTIFIED MAIL

DIVISION OF LAND USE

EMAILED: LAW@BINDICPATEL.COM

January 4, 2022

Bindi & Kash Patel
564 Village Rd West
Princeton Junction, NJ 08550

RE: ZB 22-01
BINDI & KASH PATEL
"c" Bulk Variance
564 Village Rd. West; Block 17.15; Lot 1
Property Zoned: R-30 District

Dear Mr. & Mrs. Patel:

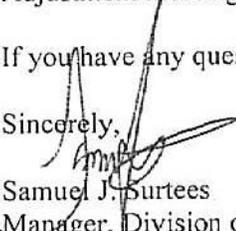
I am in receipt of your Zoning Board Application and plans to construct an inground pool at the above-referenced address. The following comments are provided for your information:

1. This application has been assigned control number **ZB22-01**. Please refer to this number in all future correspondence.
2. **Please submit fifteen (15) copies of the following information:**
 - a. Completed Zoning Board of Adjustment checklist
 - b. Application to West Windsor Zoning Board of Adjustment (Attached please find page #1 which needs to be completed)
 - c. Request for bulk variance application (Attached)
 - d. Color aerial of your residence and neighbors homes
 - e. Color photographs (3) of the rear and side yards of your property
 - f. Color tax map/aerial showing your residence and surrounding neighboring properties
 - g. Pool plot plan prepared by E&LP dated 10/21/21 consisting of **two (2) sheets**
3. Please submit (via email) to Lisa Komjati, Zoning Board Administrative Secretary, Lkomjati@westwindsortwp.com an electronic copy of the material requested above in items 2.a-g.

When the above-referenced material is submitted to this office this application will be reviewed for completeness and if found complete will be scheduled for the next available Zoning Board of Adjustment meeting.

If you have any questions please contact this office.

Sincerely,


Samuel J. Surtees
Manager, Division of Land Use

SJS/cw
Attachments (2)
c: B/L
ZB22-01

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. Z322-01

Property Location 564 VILAGE ROSS WEST Zoning District R-30

Map _____ Block 17-15 Lot 1

District requirements

Proposed

Lot Area _____	_____
Lot Frontage _____	_____
Lot Width _____	_____
Lot Depth _____	_____
Front Yard _____	_____
Side Yard _____	_____
Rear Yard _____	_____
Other <u>MIC 18%</u> _____	<u>22.92</u>

-- 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).

There are no constraints imposed by the physical character. The land is reasonably level and flat.

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.

There is none. In fact with a proposed pool there is sufficient land / space between the proposed renovation and neighbors area.

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

Not granting the variance would impose exceptional or undue hardship upon us because we would not be able to install a swimming pool with pavers around for our family to enjoy despite that we would still have over 75% pervious coverage on our property.

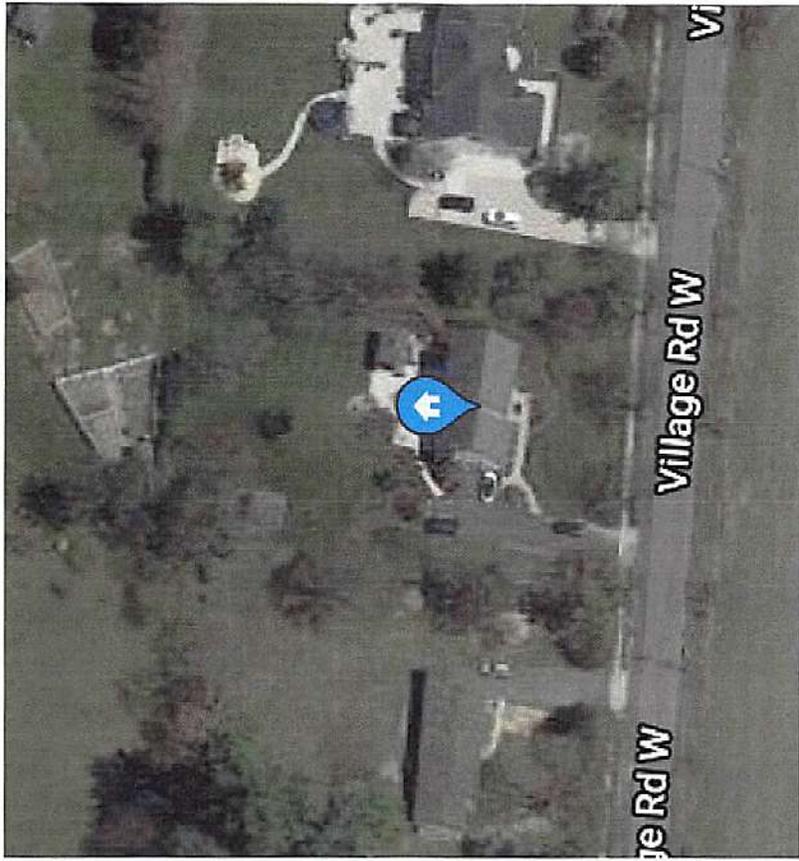
D - Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

Granting this variance will benefit my neighbors and the community as the back yard with swimming pool and pavers will be aesthetically pleasing and therefore, improve the house prices in neighborhood. Also, on almost every side of our house ~~is~~ there are dips / swales

o:\application forms\zba request for bulk variance.doc

and as a result there would be no water related issue to neighbors.

There still would be 75% of pervious coverage.



18 woodbury ct

168 Penn Lyle Rd

16 Woodbury Ct

568 Villag Rd W

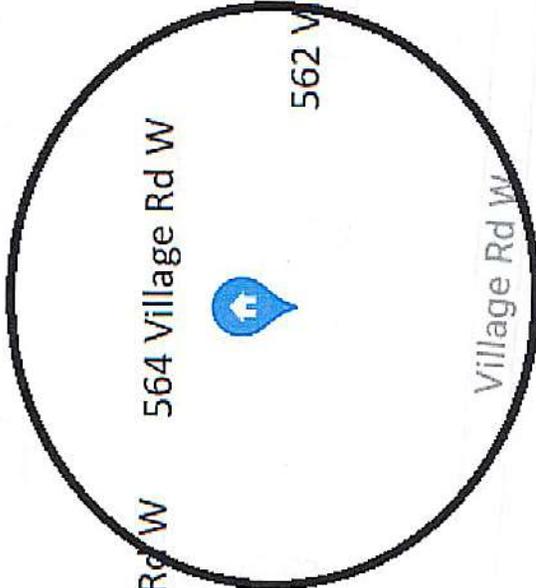
564 Village Rd W

562 Village Rd W

Village Rd W

Village Rd W

Village Rd W



All information provided herein is subject to verification by the Tax Collector

PROPERTY TAX RECORD WEST WINDSOR

Page 1 Fri Dec 10 13:52:06 EST 2021

Property Information

Block : 17.15	Lot: 1	Qualification :	Deductions:	
Tax Account Number : 44583			Senior:	0
Dimension : .83 AC.			Vet :	0
Property location : 564 VILLAGE RD W			Widow :	0
Property Class : 2			Survivor:	0
Bank code : 00660	TD BANK		Disabled:	0
Building Descript : 2SF 2AG			Deduction amount:	0 00
Additional lots : BELMONT				

Owner Information

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXX XX XXXXX

Property Tax Information

2020 Net Tax :	17,412.84	Land value:	257,900
2021 Net Tax :	17,735.76	Improvement value:	363,100
2021 Total Tax:	17,735.76	Net taxable value:	621,000

Special Tax codes : Special Tax Amount : 0.00

Tax Quarter History: 2021

	Due Feb. 1st 1st Quarter	Due May 1st 2nd Quarter	Due Aug. 1st 3rd Quarter	Due Nov. 1st 4th Quarter	1/2 next yr
Tax Due:	4,353.21	4,353.21	4,514.67	4,514.67	8,867.88
Tax Paid:	4,353.21-	4,353.21-	4,514.67-	4,514.67-	0.00
Balance:	0.00	0.00	0.00	0.00	8,867.88

NOTE: SEE NOTES BELOW

2021 Balance Summary

Totals Due: 17,735.76 Paid : 17,735.76 Adjust: 0.00 Bal: 0.00

Transaction History

Tax Year	Tax Due	Tax Paid	Interest	Date Paid	Total Paid	Dep#
2021 Tax Year						
Bal Forward	0.00					
1st Quarter	4,353.21	4,353.21	0.00	1/29/21	4,353.21	54
2nd Quarter	4,353.21	4,353.21	0.00	4/30/21	4,353.21	248
3rd Quarter	4,514.67	4,514.67	0.00	8/10/21	4,514.67	462
4th Quarter	4,514.67	4,514.67	0.00	10/28/21	4,514.67	622
Ending Bal	0.00					

Summary of Transactions for All Years Listed Above By Dates:

mode	paid	tax	int	date
	4,353.21	4,353.21		1/29/21
	4,353.21	4,353.21		4/30/21
	4,514.67	4,514.67		8/10/21
	4,514.67	4,514.67		10/28/21

Properties within 200 feet of 564 VILLAGE RD W

564 VILLAGE RD W is Block 17.15, Lot 1.

Parcel ID	Street Address	Owner Name
Block 17.18, Lot 152	<u>166 PENN LYLE RD</u>	MANDALAP VENKATAKRISHNA & GAYATHRI
Block 17.18, Lot 151	<u>168 PENN LYLE RD</u>	MOSTELLO, WESLEY F., TRUSTEE
Block 17.15, Lot 16 VERSAILLES	<u>16 WOODBURY CT</u>	ROTONDI VITANTONIO & MARGARET
Block 17.15, Lot 17 AVIGNON	<u>18 WOODBURY CT</u>	RAMIREZ, RICHARD & HEATHER
Block 24.30, Lot 1.02 18,300 SF ORIGINAL &	<u>1 NEW VILLAGE RD</u>	CHURCH OF ST DAVID THE KING
Block 24.30, Lot 28	<u>557 VILLAGE RD W</u>	PLYS, YAROSLAV
Block 17.15, Lot 3 CORNELL	<u>560 VILLAGE RD W</u>	RICHMAN CYNTHIA J & THOMAS A
Block 17.15, Lot 2 CORNELL	<u>562 VILLAGE RD W</u>	SHUM, LEPSUN & CHEN, YAFEN
Block 17.18, Lot 150	<u>568 VILLAGE RD W</u>	MURAMATSU TADAO ET UX
Block 17.18, Lot 149	<u>572 VILLAGE RD W</u>	SAEED MUHAMMAD ZAHID & SADIA A

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. Z322-01

Property Location 564 VILLAGE ROSS WEST Zoning District R-30

Map _____ Block 17-15 Lot 1

District requirements

Proposed

Lot Area _____	_____
Lot Frontage _____	_____
Lot Width _____	_____
Lot Depth _____	_____
Front Yard _____	_____
Side Yard _____	_____
Rear Yard _____	_____
Other <u>MIC 18%</u>	<u>22.92</u>

-- 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).

There are no constraints imposed by the physical characteristics. The land is reasonably level and flat.

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.

There is none. In fact with a proposed pool there is sufficient land / space between the proposed renovation and neighbors area.

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

Not granting the variance would impose exceptional or undue hardship upon us because we would not be able to install a swimming pool with pavers around for our family to enjoy despite that we would still have over 75% pervious coverage on our property.

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 this variance will benefit my neighbors and the community as the back yard with swimming pool and pavers will be aesthetically pleasing and therefore improve the house prices in neighborhood.

Also, on almost every side of our house ~~are~~ there are dips / swales

and as a result there would be no water related issue to neighbors.

There still would be 75% of pervious coverage.

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: Z322-01

Date Application Filed: _____
.....

SECTION 1 - INFORMATION REGARDING THE APPLICANT

A) The Applicant's full legal name is BINDI PATEL & KASH PATEL

B) The Applicant's mailing address is 564 Village Rd. W.
Princeton Junction, NJ 08550

C) The Applicant's telephone number is 609-240-7690

D) The Applicant's fax number is 609-257-0099

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 564 VILLAGE ROAD WEST,
PRINCETON JUNCTION, NJ 08550
- B] The tax map Block Number (s) 17-15; the Lot Number (s) is 1
- C] The zone in which the property is located is R-30
- D] The dimensions of the property are ~~111~~¹⁷¹ by 231.48
- E] The size of the property is 0.834 acre square feet/acre(s).
- F] Road frontage of the property is Village Road West
- G] The property is located:
1. within 200 feet of another Municipality No
 2. adjacent to an existing or proposed County road No
 3. adjacent to a State highway NO

(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



C-2

_____ 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 Andrew Derek Ranger
Address 140 W. Main Street, High Bridge, NJ 08829
Phone 908-238-0544 Fax 908-388-9572 E-Mail _____

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

D] Applicant's Planner:
Name Swim mor / CHRIS
Address 814 NJ 33 E. Millstone Township, NJ
Phone 800-794-6667 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.

Rel Pat Rel Pat
Applicant's Signature

B] Owner's Authorization:

I hereby certify that I reside at 564 Village Rd w. Princeton Twp, NJ
in the County of West Windsor and State of NJ and that I am
the owner of all that certain lot, piece or parcel of land known as Block (s) 17-15
Lot (s) 1 on the Tax Map of West Windsor, which is the subject of the above
application, and that said application is hereby authorized by me.

BINDI PATEL + KASH PATEL
Owner's Name (PRINTED)

Rel Pat Rel Pat
Owner's Signature

Owner's Telephone and Fax number _____

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.