

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: _____

Date Application Filed: _____
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SECTION 1 - INFORMATION REGARDING THE APPLICANT

A) The Applicant's full legal name is TCMC, LLC

B) The Applicant's mailing address is 20 NASSAU ST., SUITE 214
PRINCETON, NJ 08542

C) The Applicant's telephone number is 917-545-0106

D) The Applicant's fax number is _____

E) The Applicant is a: CORPORATION _____

PARTNERSHIP _____ INDIVIDUAL (S) _____

OTHER (please specify) LIMITED LIABILITY COMPANY

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 XXX _____
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 201 CLARKSVILLE ROAD

B) The tax map Block Number (s) 10; the Lot Number (s) is 15.03

C) The zone in which the property is located is ROM-4

D) The dimensions of the property are SEE PLANS AND RIDER TO APPLICATION

E) The size of the property is SEE PLANS AND RIDER TO APPLICATION ~~square feet~~ acre(s).

F) Road frontage of the property is SEE PLANS AND RIDER TO APPLICATION

G) The property is located:

1. within 200 feet of another Municipality NO

2. adjacent to an existing or proposed County road YES - CLARKSVILLE-GROVERS MILL RD.

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 XXX 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

 x Bulk Variance (dimensional)

"D" Variance

 x 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 x _____

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 DINO SPADACCINI, ESQ.
Address 98 FRANKLIN CORNER ROAD, LAWRENCEVILLE, NJ 08648
Phone 609-912-0100 Fax 609-912-0400 E-Mail DINO@SPADLAW.COM

- B) Applicant's Engineer:
Name RALPH A. PETRELLA, NJPE OF VAN NOTE-HARVEY ASSOCIATES, INC.
Address 103 COLLEGE ROAD EAST, PRINCETON, NJ 08540
Phone 609-987-2323 Fax 609-987-0005 E-Mail RPETRELLA@VANNOTEHARVEY.COM

- C) Applicant's Architect:
Name J. NEIL TATE
Address P.O. BOX 1784 KERNERSVILLE, NJ 27285
Phone 888-509-0501 Fax 888-919-8793 E-Mail NEIL@TATEARCHITECTURE.COM

- D) Applicant's Planner:
Name JAMES KYLE, PP, AICP OF KYLE+MCMANUS ASSOCIATES
Address P.O. BOX 236, HOPEWELL, NJ 08525
Phone 609-529-8692 Fax 609-751-9022 E-Mail JKYLE@KYLEMCMANUS.COM

- E) Other Experts:
Name D. THOMAS STEARNS
Address P.O. BOX T. 12 SEABROOK ROAD, STOCKTON, NJ 08559-0993
Phone 609-397-1880 Fax 609-397-0899 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.

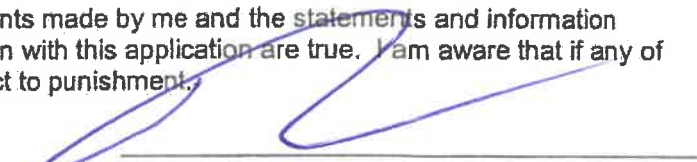
A complete application requires the following submissions to the Planning/Zoning Office at least 3 days prior to the scheduled meeting date.

- 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.

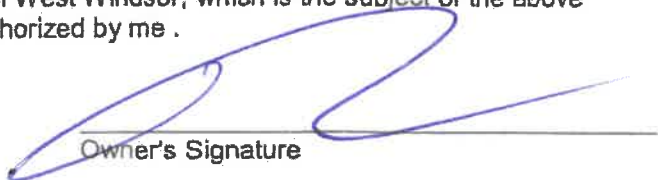


 Applicant's Signature
 DINO SPADACCINI, ATTORNEY FOR APPLICANT

B) Owner's Authorization:

I hereby certify that I reside at 98 FRANKLIN CORNER ROAD, LAWRENCEVILLE 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) 10 Lot (s) 15.03 on the Tax Map of West Windsor, which is the subject of the above application, and that said application is hereby authorized by me .

DINO SPADACCINI, ATTORNEY FOR
Owner's Name (PRINTED) OWNER



 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.