

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)

APPLICATION NAME: PAUL MEESEY & STACY FOX

SUBJECT PROPERTY STREET ADDRESS/LOCATION: 29 Berrien Ave

Application No.: ZB - 22-05

Block: 74 Lot: 40 + 41

Zoning District: R-1A

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
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. |

West Windsor Township Zoning Board of Adjustment Checklist

Not
Provided Applicable Waiver*

✓		
	✓	
	✓	
✓		
✓		
✓		
✓		
✓		
	✓	

- 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.

need building access

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 *The Princeton Packet*.
- _____ 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 Community Development - Division of Land Use

APPLICATION TO WEST WINDSOR ZONING BOARD OF ADJUSTMENT

FOR OFFICIAL USE ONLY

Application Control Number: ZB 22-05

Date Application Filed: _____

SECTION 1 - INFORMATION REGARDING THE APPLICANT

A) The Applicant's full legal name is Paul R. Meers

B) The Applicant's mailing address is 29 Berrien Ave.

C) The Applicant's telephone number is 609 - 897 - 1308 H
609-226-3450 cell, 609-947-1175 - Stacy's cell

D) The Applicant's fax number is -

E) The Applicant is a: CORPORATION _____

PARTNERSHIP _____ INDIVIDUAL (S) X

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 X
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 29 Berrien Ave.

B] The tax map Block Number (s) 74; the Lot Number (s) is 40 + 41

C] The zone in which the property is located is R-1A

D] The dimensions of the property are 72 x 181.34

E] The size of the property is 13,056.48 square feet/acre(s).

F] Road frontage of the property is 72'

G] The property is located:

- 1. within 200 feet of another Municipality _____
- 2. adjacent to an existing or proposed County road _____
- 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

1 ~~X~~ Bulk Variance (dimensional)

"D" Variance

4 ~~X~~ *d-1; d-4*
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 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

B] Owner's Authorization:

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

Paul R. Meers
Owner's Name (PRINTED)

Paul R. Meers
Owner's Signature

Owner's Telephone and Fax number 609-897-1308
Stacy's cell 609-947-1175 -preferred

SECTION 8 ADDITIONAL ITEMS:

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

- A] All certified lists of property owners within 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.

**RESOLUTION OF MEMORIALIZATION
WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT**

In the Matter of the Application by Paul Meers and Stacey Fox for Bulk Variances for a Porch for 29 Berrien Avenue, Block 74, Lot 40 West Windsor Township Tax Map.

Resolution in File No. ZB17-03

BE IT RESOLVED by the West Windsor Township Zoning Board of Adjustment (hereinafter referred to as the "Board") that the following findings of fact and basis for decision involving the approval of the above-referenced application which was considered by the Board on August 24, 2017.

FINDINGS

FINDINGS REGARDING THE APPLICANTS:

1. Paul Meers and Stacey Fox (hereinafter referred to as the "Applicants") are the owners of 29 Berrien Avenue which is also designated as Block 74, Lot 40 on the West Windsor Tax Map ("Property").

FINDINGS REGARDING THE NATURE OF THE BULK VARIANCE APPLICATION:

2. There is constructed on the Property the Applicants' single-family home. The porch in the front of the home was damaged when several trees struck it in 2016. The Applicants contracted to have the porch repaired. The porch was repaired by a fraudulent contractor who did not obtain the proper permits and comply with West Windsor Township Zoning Regulations. The Applicants now appear before the Board to rectify this condition and allow the porch to be installed in accordance with zoning regulations.

3. The Property is located in the R-1A Residential Zoning District. Pursuant to Section 200-159.E.(1) of the Land Use Ordinance, the setback required for the porch is a minimum of 40 feet. The Applicants seek permission to maintain an 11-foot setback. Consequently, the Applicants seek a bulk variance.

FINDINGS REGARDING THE BOARD'S JURISDICTION:

4. The authority to grant the requested bulk variance sought by the Applicants being vested in the Board, the Board accepted jurisdiction and conducted a public hearing on the application at its meeting on August 24, 2017.

NOTICE OF PUBLICATION:

A. The Applicants obtained a list of all property owners within 200 feet of the Property which is the subject matter of the application from West Windsor Township.

B. The Applicants served notice of the application upon all owners within 200 feet of the Property either by certified mail or hand delivery and likewise published notice of the application 10 days prior to the hearing on the application in a newspaper of general circulation within the Township, all of which is required by law.

C. The Applicants filed an affidavit stating that notice was properly given in advance of the August 24, 2017 hearing. The Applicants also filed a proof of publication confirming that the aforementioned newspaper publication was made in accordance with legal requirements.

THE HEARING:

5. A public hearing was held on the application on August 24, 2017. The Applicants and all other interested parties were given the opportunity to present evidence and to be heard.

WITNESSES:

6. The Board considered testimony from the following witnesses during the course of the hearing:

- A. Stacey Fox
- B. Paul R. Meers
- C. Samuel J. Surtees, Manager, West Windsor Township Land Use Division

REPORTS:

7. The Board considered the following reports in conjunction with this application:

- A. Site Inspection Review Subcommittee report dated August 16, 2017.
- B. Mason, Griffin & Pierson, PC Legal report dated August 16, 2017.

EXHIBITS:

8. In considering the application, the Board considered all of the application materials filed by the Applicants and the following exhibits presented during the public hearing:

Exhibit A-1. A series of color photographs taken by the Applicants denoting the damage to the porch structure that occurred in 2016; depicting the porch as restored as well as other homes in the Berrien City neighborhood.

FINDINGS BASED UPON THE HEARING AND TESTIMONY:

9. Based upon all of the testimony presented, the exhibits, reports, and application materials, the Board makes the following findings of fact:

- A. The Applicants are the owners of the Property.
- B. The Property is located in the R-1A Residential Zoning District.
- C. The Property is improved with the Applicants' single-family home.
- D. The porch on the front of the Applicants' single-family home was destroyed when several trees struck it in 2016.
- E. The Applicants wished to repair and restore the porch. They unfortunately hired a fraudulent contractor who did not comply with proper permitting and the zoning regulations in the R-1A zone.
- F. The Applicants now appear before the Board to properly have the porch structure reviewed and approved with an 11-foot setback.
- G. The Property is located in the Berrien City neighborhood of the Township. There are a variety of styles of homes in this neighborhood and many have front porches.
- H. The front porch proposed by the Applicants fits in well within the Berrien City neighborhood and will have no detrimental impact on any of the neighboring properties nor the streetscape along Berrien Avenue where the Property is located. The new porch represents a positive enhancement to the exterior of the Applicants' single-family home. Applying, therefore, the legal standard to have the Applicants qualify for a bulk variance under N.J.S.A. 40:55D-70d(1), the Board voted unanimously to approve the application.

ADDITIONAL FINDINGS AND BASIS FOR DECISION:

10. The Board having made the above-referenced findings of fact and having applied the above-referenced legal standard, approved the application by a vote of 7 in favor (Abbey, Marks, Manzari, Jacobsohn, Hoberman, Roeder and Ricciardi) and none opposed. The Board approved this application by finding that a reduced front yard setback will have no negative impact on any of the adjacent property owners and is not out of character with other single-family homes in the Berrien City having porches along the front of their homes.

11. This approval is granted subject to the following conditions:

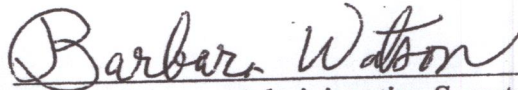
- A. The Applicants shall bring current all real estate taxes and other municipal charges including development application and escrow fees associated with this application within 30 days of the date of the adoption of this Resolution of Memorialization by the West Windsor Township Zoning Board of Adjustment.

CONCLUSION

Based upon the foregoing findings of fact and for the reasons set forth herein above and subject to the conditions set forth herein above, the Board at its meeting on August 24, 2017 voted unanimously (7 in favor and none opposed) to approve the application as set forth in the application materials. This Resolution of Memorialization was adopted on *December* 7, 2017. The date of this decision, however, shall be August 24, 2017 except for the purposes of (1) mailing a copy of the decision to the Applicants within ten (10) days of the date of decision; (2) filing a copy this decision with the Administrative Officer; and (3) publishing notice of this decision.

CERTIFICATION

I, Barbara Watson, Administrative Secretary, to the West Windsor Township Zoning Board of Adjustment do hereby certify that the above Resolution was adopted by the Board at its regular meeting held on _____, 2017. This Resolution memorializes the Board's approval of this extension request at its meeting on August 24, 2017.



Barbara Watson, Administrative Secretary
West Windsor Township Zoning Board of Adjustment

West Windsor Township

Department of Community Development - Division of Land Use

RECEIVED

SEP 23 2022

WEST WINDSOR TOWNSHIP
DIVISION OF LAND USE

REQUEST FOR BULK VARIANCE N.J.S.A. 40:55d-70c

-- ATTACH TO PLANNING OR ZONING BOARD APPLICATION

CONTROL NO. 2322-05

Property Location 29 Berrien ave Zoning District R-1A
Map 11 Block 74 Lot 40 + 41

District requirements

Proposed

Lot Area 1788
Lot Frontage 72 3
Lot Width 72
Lot Depth 181.34
Front Yard _____
Side Yard 20' ^{SETBACK} [154E/3]
Rear Yard _____
Other _____

11' EXISTING CARPORT
SETBACK. CARPORT TO
BE REMOVED + REPLACED
WITH GUEST HOUSE

-- 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).

small lot, consistent w/
Berrien City. Berrien has
been the exception to setbacks
and other restrictions due to
the date those were written,
after my development was
established.

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.

Current regulations were written to apply to much larger properties on larger lots. Often, if setbacks were adhered to, we could not even build a shed. These regulations simply cannot apply to Berrien City.

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

Most families in NW are able to house their families. My house has a long history of expansion since its build date of 1947. We have 5 adult children, marriages and babies being born. We have an elderly mother as well. We would like to be able to welcome them home for the holidays and year round.

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.

The visual improvement will be a welcomed change to my neighbors. These quiet quarters will be just that - quiet quarters. Not, apartment rentals. They are for family. Again, a place for our elderly mother is top priority and a place for our extended family to come home.

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

We also have a 24 year old son who could occupy one unit.

West Windsor Township

Department of Community Development - Division of Land Use

d-1; d-4 variances

**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. 2322-05

Property Location 29 Berrien Ave Zoning District R-1A

Map 11 Block 74 Lot 40 & 41

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

A - Describe below the specifics of the variance request.

C1 and D4 - We seek to replace our
decrepit carport with a guest house. We
plan to keep close to the existing
footprint but the 2nd floor will increase
our far from 13.7% (currently) to 16.4%

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

Keeping footprint + not increasing impervious
surface w/ a slightly raised foundation
for drainage. The house will be painted
dark green to blend into the background
and prolific bamboo between us + neighbor.

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

We will be removing the eye sore of
our decrepit carport to improve property
values. We will need to re-do the
driveway post construction, which will
be another aesthetic improvement.

- 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.

There will be minimal noise disruption as the cabin is pre-fab. We will work only during business hours. Due to the nature of pre-fab assembly, the job will be completed in less than 2 weeks, without the need for a porta-potty or much disruption due to trucks, or the mess of cutting wood or remaining construction debris.

- 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.

The guest house will be set back on the property + not impact the existing style of the neighborhood. The block is an eclectic mix of traditional and modern homes. We designed this simple cabin to align with our current modern style, with a slanted roof for the option of using solar energy in the future.

West Windsor Township

Department of Community Development – Division of Land Use

RESIDENTIAL CONFORMITY CHECKLIST

Paul Meers
Owner's Name

29 Berner Ave
Address

74
Block

40 + 41
Lot

Property Survey to show:

- A. Building location, including all existing structures or additions, pools and fences
- B. Easements
- C. Septic location (if applicable)
- D. Overall lot dimensions
- E. Proposed improvements, drawn to scale indicating dimensions and distances from side, rear and front yards

Complete areas below as appropriate (fences, sheds and decks exempt):

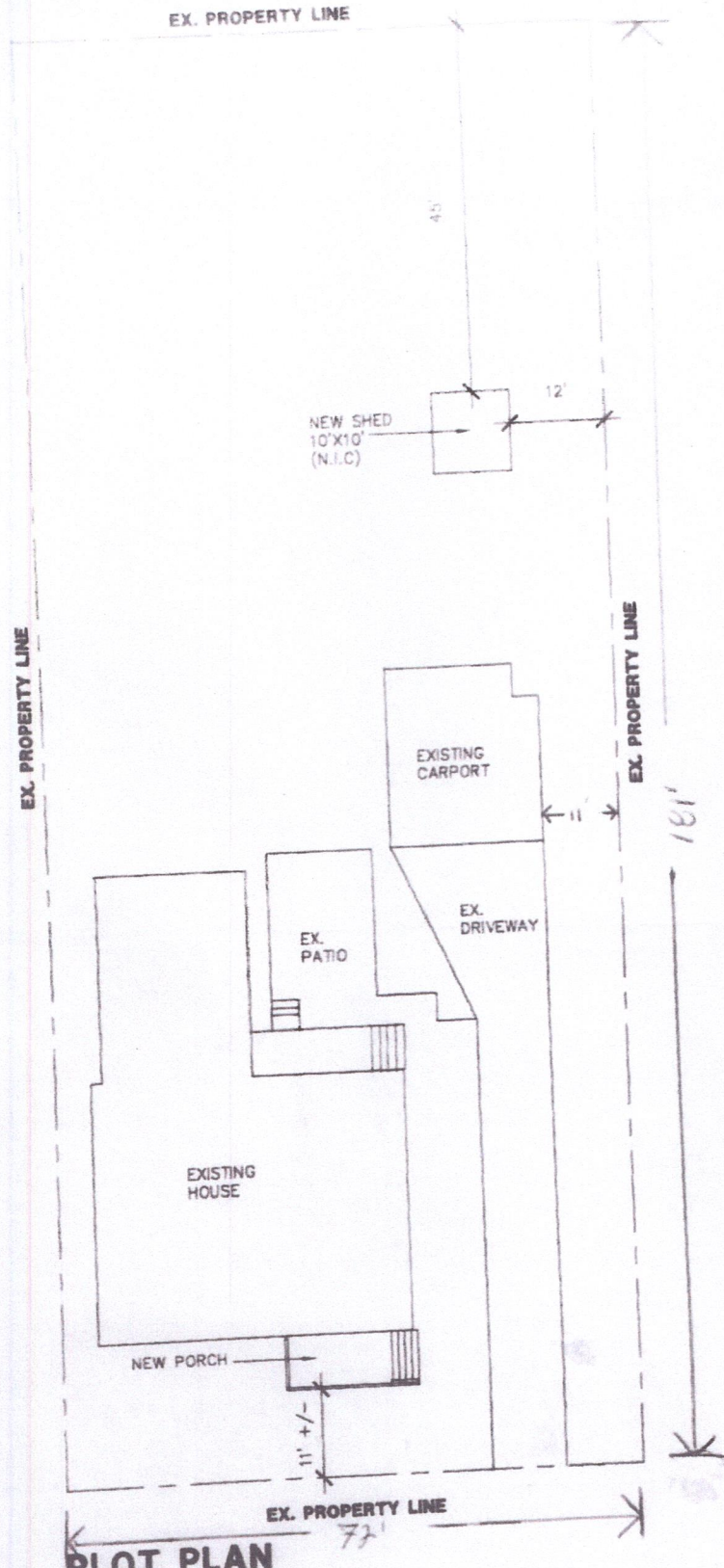
- A. Area of lot 13,056.48 Sq. Ft.
- B. Area of existing residence, excluding garage
(include all floors except basement, unless
basement is used as "living" space) 1788 Sq. Ft.
- C. Area of first floor 1,788 Sq. Ft.
- D. Area of garage 360 Sq. Ft.
- E. Area to be constructed or improved
(addition, renovation or basement) 360 Sq. Ft.
- F. Area of existing paved surfaces on lot
(i.e. paved driveway, walkway to house,
excluding public sidewalk) — Sq. Ft.
- G. Area of proposed paved surfaces
(e.g. new driveway, walkways, patios, etc.) N/A Sq. Ft.

OFFICIAL USE ONLY

Maximum Improvement Coverage _____ %

Floor Area Ratio _____ %

Existing Condition



PLOT PLAN

1/16" = 1'-0"

NOTE: THIS PLOT PLAN IS NOT A SURVEY AND IS NOT INTENDED TO REPRESENT A SURVEY. THE INFORMATION PROVIDED IS FOR ZONING BOARD INFORMATION ONLY. ALL INFORMATION WAS TAKEN FROM THE SURVEY OF BRUNSWICK SURVEYING INC. DATED 12/23/97. ALL DIMENSIONS ARE PLUS / MINUS (+/-)

Street

PLAN REVIEW INFORMATION

PROJECT ADDRESS:

29 BERRIEN AVENUE
WEST WINDSOR, NEW JERSEY

PROJECT DESCRIPTION:

THE SCOPE OF WORK FOR THIS PROJECT IS TO
CONSTRUCT A NEW FRONT PORCH

BLK 74 LOTS 40+41
LOT AREA 13,056.48 SF

THESE DOCUMENTS ARE BEING SUBMITTED UNDER
IRC / NEW JERSEY / 2015 EDITION

CODES: UNIFORM CONSTRUCTION
CODE STATE OF NEW JERSEY
REHABILITATION SUBCODE / 1998
WORK SHALL BE CATEGORIZED
AS " ADDITION "

USE GROUP: R-5

TYPE OF CONSTRUCTION: 5B

CODES

INTERNATIONAL RESIDENTIAL CODE 2015
NEW JERSEY EDITION

R-1A Zoning District

Block: 74 Lot: 40 Qualifier: Card: 1

Last Sale: 05/30/95 for \$179,900

MEERS PAUL R
29 BERRIEN AVE
PRINCETON JCT. NJ 08550

29 BERRIEN AVE

Units: 1 Nbhd:
SFLA: 1788 Floor:
Prop Class: 2 Occupancy:
Bldg Class: 17
Bldg Desc: 1SF
Info By: OWNER

Model: VCS: PRJU
Bldg Name: Map Page: 1501
Zoning: R-2 Year Built: 1945/1960
Addt Lot: 41 NC Interior: AVERAGE
Land Dim: 72 X 181.34 NC Exterior: AVERAGE
Style: CONTEMPRY NC Layout: AVERAGE

Notes:

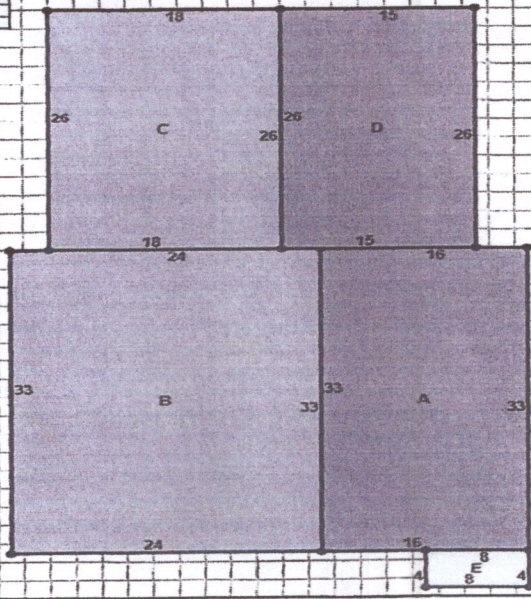
- A: 1S-CR (528)
- B: 1S-B (792)
- C: 1S-CR (468)
- D: BP (390)
- E: OP (32)
- Z: WOOD DECK (108)

1113 B-74, L-40, C-1

(no house picture)

Valuation Summary			
	Computed	Override	Summary
Land	249,500		249,500
Improv	172,200		172,200
Total	421,700		421,700

Floor Area (footprint)					
Item	Bsmnt	First Uppr Half			Attic
		Floor	Floor	Story	
A 1S-CR	0	528	0	0	0
B 1S-B	792	792	0	0	0
C 1S-CR	0	468	0	0	0
Totals	792	1,788	0	0	0



Room Count						
	B	1	2	3	4	T
Living	0	1	0	0	0	1
Dining	0	0	0	0	0	0
Kitchen	0	2	0	0	0	2
Bath	0	2	0	0	0	2
Bed	0	2	0	0	0	2
Rec	0	1	0	0	0	1
Den	0	1	0	0	0	1
Total	0	9	0	0	0	9

Item	SqFt Living Area		Sketch Areas	
	Area		Description	Sq Ft
First Floor	1,788		A 1S-CR	528
Upper Floor	0		B 1S-B	792
Half Story	0		C 1S-CR	468
Fin Attic	0		D BP	390
Living Bsmnt	0		E OP	32
Unfin Area (-)	0			
Total Area	1,788			

Attached Items		
Seg	Item	Area
D	BRCK PATIO	390
E	OPEN PORCH	32
ZA1	WOOD DECK	108
	Total Area	530

Detached Items		
Desc	Area	
DET CARPRT	360	
Miscellaneous		Write Ins
Desc	Number	Value


Dwelling Detail	
Element	Description
Bldg Class	17
Type	CONVERSN 1
Yr Built	1945/1960
Height	1 STORY
Style	CONTEMPRY
Roof Type	GABLE
Roof Mat.	ASPH SHNGL
Bsmnt/Fin	
Foundation	BLK/CONCRT
Exterior	WOOD SIDNG
Interior	DRYWALL
Floor	PINE
Heat Src	GAS
Heat Sys	1788-HOTWTR BB
Air Cond	1788-ALL UNIT
Fireplace	NONE
Plumbing	2-3FIX BATH

Sales History				
Owner	Date	Book-Page	Price	NU
MEERS PAUL R	05/30/95	02943-00228	179,900	
BELL MATTHEW & OLIVIA R	01/08/93	02656-00065	159,000	
GARON SHELDON M & SHERRI	06/30/86	02346-00694	131,600	

Assessment History				
Year	Class	Land	Improv	Net
2022	2	249,500	172,200	421,700
2021	2	249,500	172,200	421,700
2020	2	249,500	172,200	421,700
2019	2	249,500	172,200	421,700
2018	2	249,500	172,200	421,700

Open Date	Number	Permits Description	Value
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 → SUBJECT PROPERTY

 → PRIORITIES WITHIN 500'

20.478 Ac.±
EXEMPTED
W. W. TOWNSHIP
BOARD OF EDUCATION

Stacey Fox + Paul Meers
29 Berrien Ave
2 Lots 40 + 41



Side that borders
31 Berrien with a
wall of bamboo



Paul Meers + Stacy Fox. (609) 947-1125 cell
29 Bernien Ave.

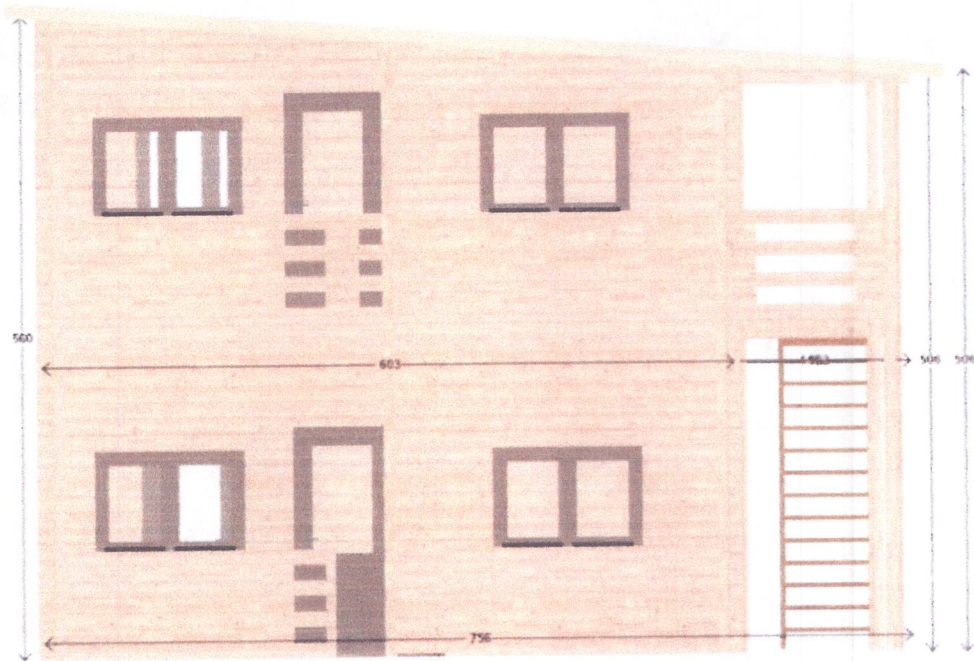


The existing carport is 10' high.
19' x 23' deep
front

Side + rear



18.4'

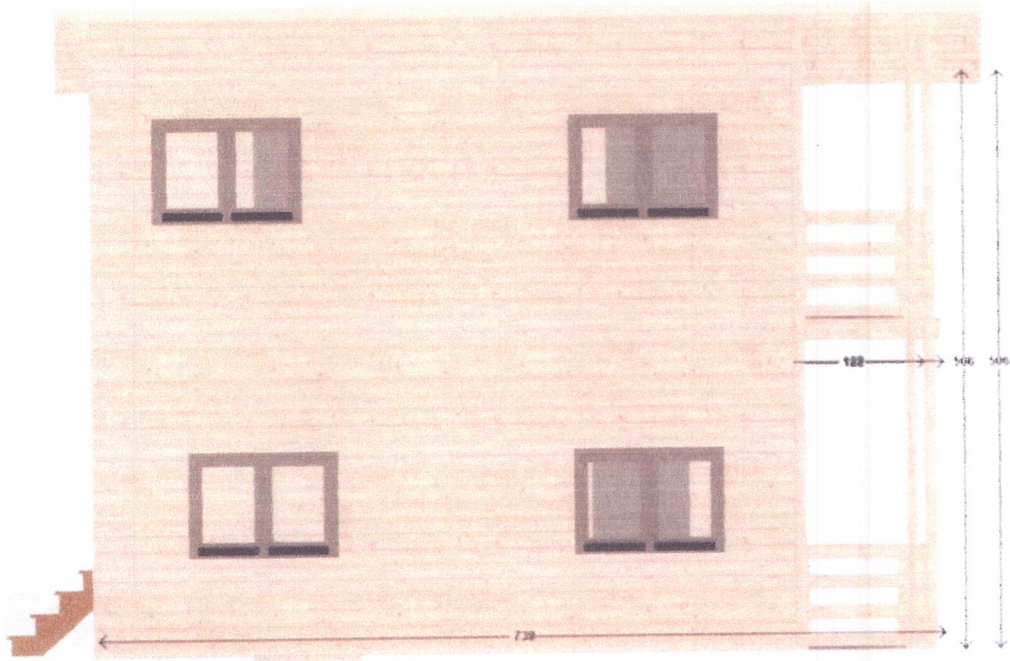
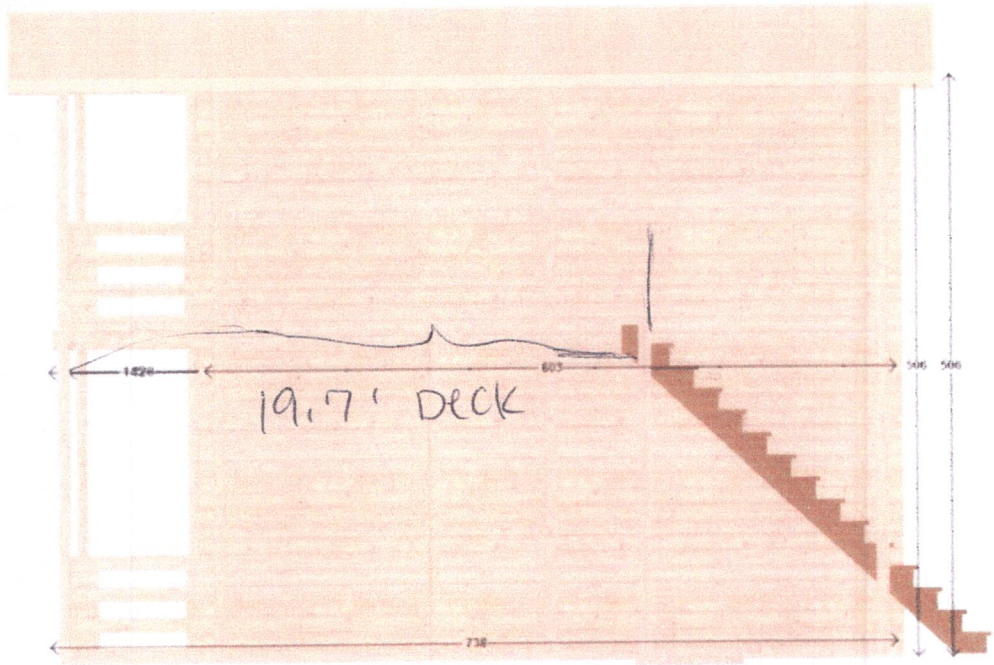


16.6'



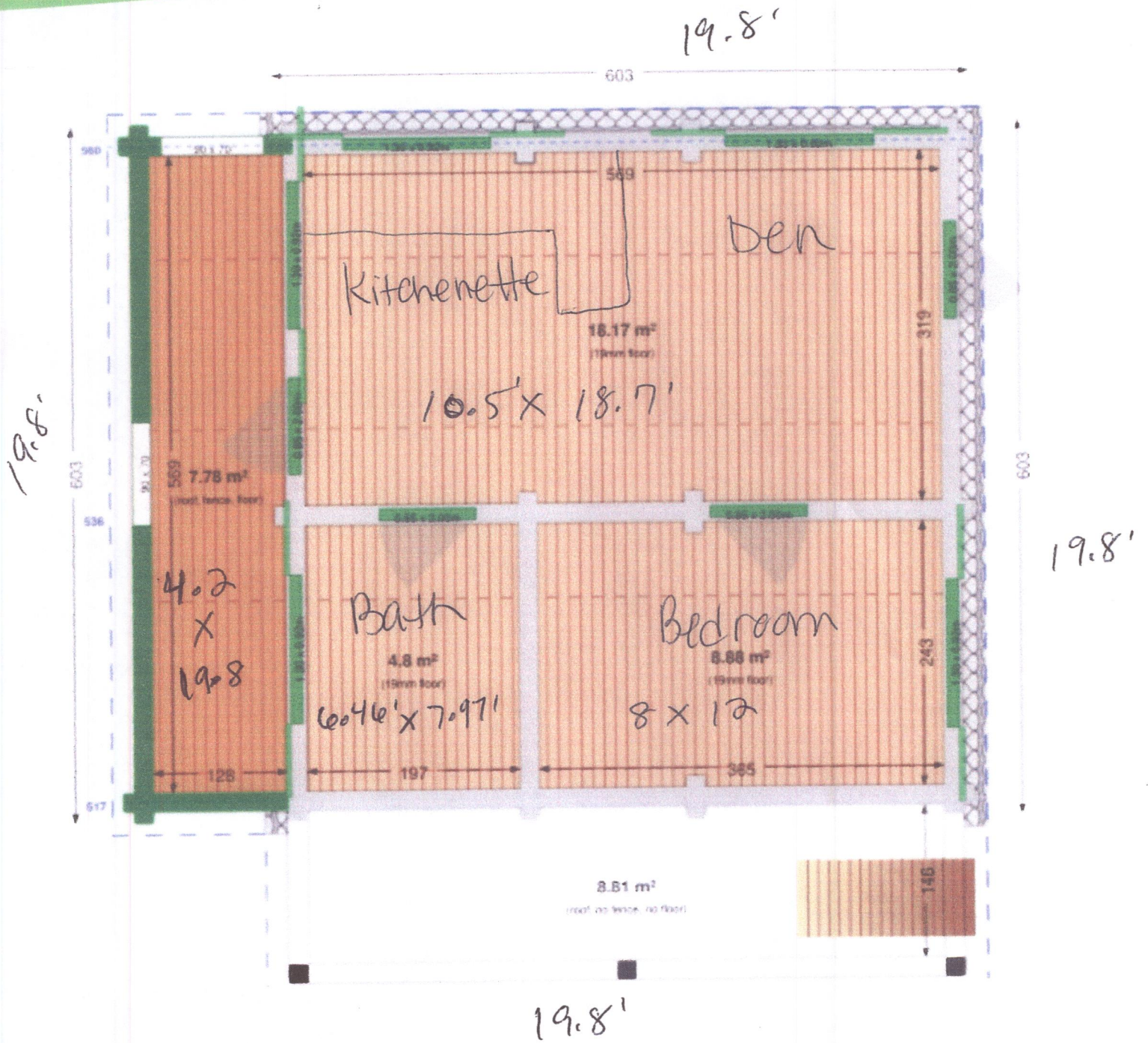
24.8'

19.8'



24.2'

1st floor
view



2nd floor view

19.8'

19.8'

19.8'

4.8' to support post

19.8'

