

# West Windsor Township

Department of Community Development – Division of Land Use

ZB23-04

a)

## ZONING BOARD OF ADJUSTMENT CHECKLIST

### Bulk Variances ("C" type) Use & Non-Use Variances ("D" type)

APPLICATION NAME: Feng Qiao Lu

SUBJECT PROPERTY STREET ADDRESS/LOCATION: 1323 Old Trenton Rd, West Windsor NJ 08550

Application No.: ZB - \_\_\_\_\_ Block: 29 Lot: 13

Zoning District: R-30 Variance Requested (*check all that apply, see Page 3 for definitions*):  
C-1 X 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*	
X			1. Completed original "Application to West Windsor Zoning Board of Adjustment".
X			2. Completed "c" Bulk Variance Application ( <i>if applying for "c" Variance</i> ).
			3. Completed "d" Variance Application ( <i>if applying for "d" Variance</i> ).
X			4. Fees: Checks made payable to West Windsor Township.
X			A. Application Fee, \$100.00 for "c" Variance, \$1,000.00 for "d" Variance
X			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).
			5. One (1) original copy of folded and collated maps, plans and documentation showing the following:
X			A. Key map with legible street plan showing location of subject property with north arrow.
			B. Accurate location of all property lines.
X			C. Zoning classification of land.
X			D. Tax map Block and Lot numbers.
X			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.
			F. For adjoining properties, distance from structures to nearest property line of subject property. Names of owners on all adjoining property.
X			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\*

- |   |  |  |   |
|---|--|--|---|
| X |  |  | H. Acreage of property.   |
| X |  |  | I. Location of all easements, public right of way, greenbelt areas (as shown in the Conservation Element of the West Windsor Township Master Plan).   |
| X |  |  | J. Identify any trees that will be removed by species and size (caliper).   |
| X |  |  | 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.   |
| X |  |  | 6. Certification in writing from the Tax Collector that all taxes are paid in full for the current quarter.   |
| X |  |  | 7. Photos of property and existing structure (four sides).  |
| X |  |  | 8. Completed Agreement to Pay for Professional Review and Inspections.  |
| X |  |  | 9. Completed W-9 form.  |
| X |  |  | 10. Completed Residential Conformity Checklist.   |
| X |  |  | 11. Aerial photograph of subject property including lots within 200 feet of subject property. (Aerials can be acquired on-line at <a href="http://google.com">google.com</a> ).   |
|   |  |  | 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):*

- |  |  |  |   |
|--|--|--|---|
|  |  |  | A. Certified list of property owners within 200 ft. of subject property.  |
|  |  |  | B. Original notice to property owners.  |
|  |  |  | C. Affidavit of publication from <i>The Princeton Packet</i> .  |
|  |  |  | 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

b)

## APPLICATION TO WEST WINDSOR ZONING BOARD OF ADJUSTMENT

### FOR OFFICIAL USE ONLY

Application Control Number: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

### SECTION 1 - INFORMATION REGARDING THE APPLICANT

A] The Applicant's full legal name is Feng Qiao Lu

B] The Applicant's mailing address is 1323 Old Trenton Rd, West Windsor NJ 08550

C] The Applicant's telephone number is 609-240-7119

D] The Applicant's fax number is \_\_\_\_\_

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 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 1323 Old Trenton Rd, West Windsor, NJ 08550

B] The tax map Block Number (s) 29; the Lot Number (s) is 13

C] The zone in which the property is located is R-30

D] The dimensions of the property are 226.19' X 65'

E] The size of the property is 13983sft/0.321acres square feet/acre(s).

F] Road frontage of the property is 69.29'

G] The property is located:

1. within 200 feet of another Municipality No
2. adjacent to an existing or proposed County road Yes, Old Trenton 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 \_\_\_\_\_ NO X

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

\_\_\_\_\_ 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 \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

C) Applicant's Architect:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

D) Applicant's Planner:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ 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

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**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.

Feng Lu  
Applicant's Signature

B] Owner's Authorization:

I hereby certify that I reside at 1323 Old Trenton Rd, West Windsor  
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) 29  
Lot (s) 13 on the Tax Map of West Windsor, which is the subject of the above  
application, and that said application is hereby authorized by me.

Feng Qiao Lu Feng Lu  
Owner's Name (PRINTED) Owner's Signature  
Owner's Telephone and Fax number 609-240-7119



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.



# West Windsor Township

Department of Community Development – Division of Land Use

c)

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

-- ATTACH TO PLANNING OR ZONING BOARD APPLICATION

CONTROL NO. \_\_\_\_\_

Property Location 1323 Old Trenton Rd, West Windsor NJ Zoning District R-30

Map \_\_\_\_\_ Block 29 Lot 13

District requirements	CURRENT	Proposed
30,000 SF	13,983 SF	No Change
Lot Area _____	69.29'	No Change
Lot Frontage <u>N/A</u>	65'	No Change
Lot Width <u>150'</u>	226.19'	No Change
Lot Depth <u>N/A</u>	110.75'	No Change
Front Yard <u>40'</u>	9.7'	No Change
Side Yard <u>30'</u>	47'	No Change
Rear Yard <u>30'</u>		
Other <u>SECTION 200-163E 18%</u>		<u>28.6% (25.93% EXISTING)</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).

Please see enclosed page

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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.

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

**Please see enclosed page**

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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.

**Please see enclosed page**

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- 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)

My property is in R-30 Zoning District, minimum side setback is 30 ft,  
Maximum improvement coverage ratio is 18%.

My property width is 65 ft, and the existing maximum improvement ratio is 22.4%.

I want to add a garage/greenhouse at my front house attached to exiting house.

It is impossible according to the Township R-30 Zoning request.

- 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

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

Especially as I am getting older, I will turn 62 years old in June 2023.

I believe it is very difficult to clean a car in the snowy weather.

I am planning to buy an EV car. It will be difficult to put an EV car out in the bad weather to recharge in the winter.

I also need extra space for the storage since my house is the smallest one (one-bedroom house) in the whole township.

- 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.

If I add a garage/greenhouse at the front of my house, it would not affect the current setback with my neighbors' property line.

If I add a garage/greenhouse my property value will increase which will make the neighborhood's house value increase as well.

Due to the size of my small house, it is difficult to sale it.

If I add a garage/greenhouse it will make selling my house much easier in the future.





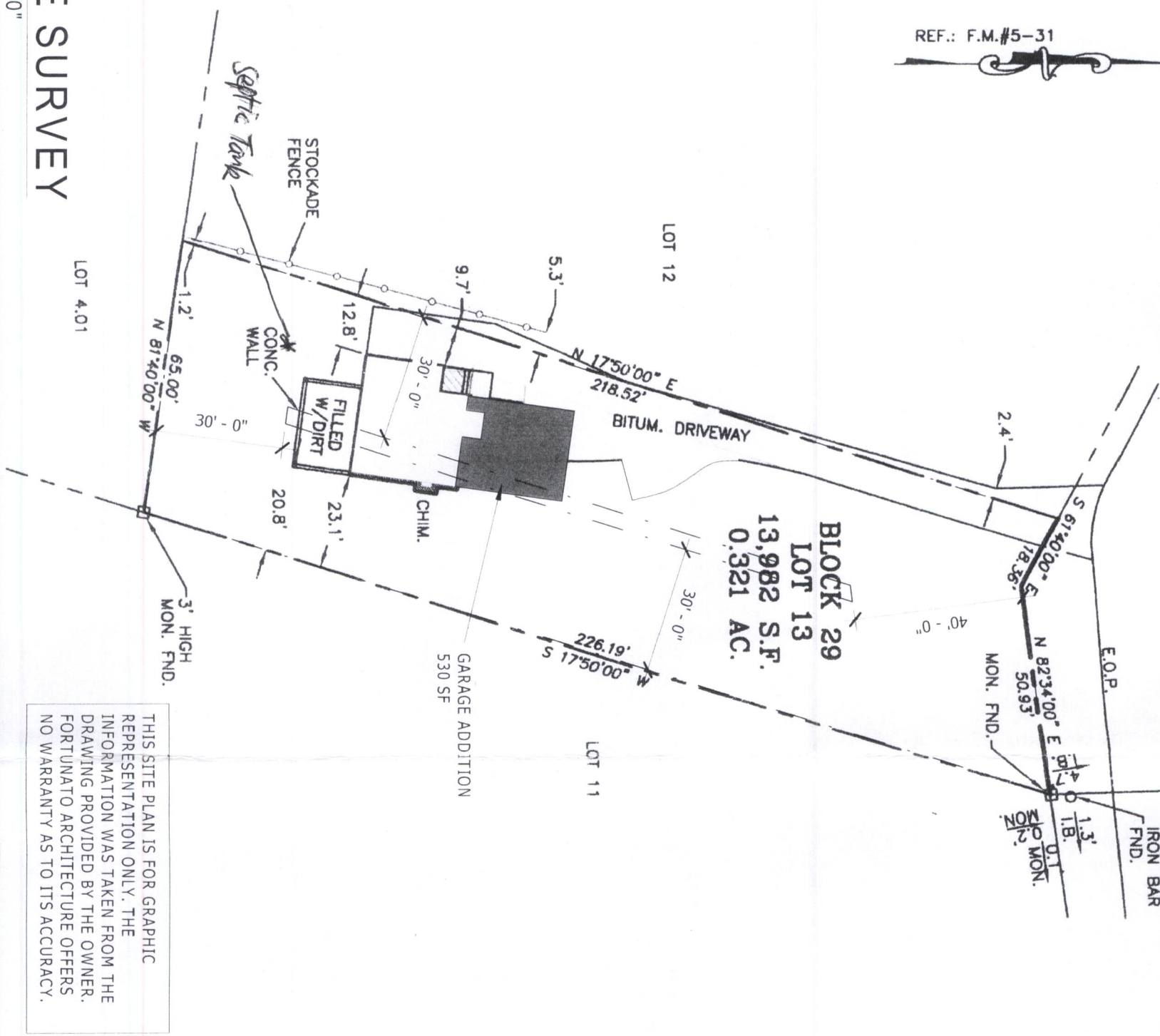






OLD TRENTON ROAD  
(80' R.O.W.)  
1,521.22 FT  
TO CUBBERLEY ROAD

REF.: F.M.#5-31



**SITE SURVEY**

1" = 30'-0"

THIS SITE PLAN IS FOR GRAPHIC REPRESENTATION ONLY. THE INFORMATION WAS TAKEN FROM THE DRAWING PROVIDED BY THE OWNER. FORTUNATO ARCHITECTURE OFFERS NO WARRANTY AS TO ITS ACCURACY.



FORTUNATO ARCHITECTURE  
FORTUNATO ARCHITECTURE  
DANIEL FORTUNATO • ARCHITECT, P.A.  
13 TAMARACK CIRCLE, SKILLMAN, NEW JERSEY 08558  
609-655-0180 • www.fortunatoarchitecture.com

ADDITION TO:

**LU RESIDENCE**  
1323 OLD TRENTON ROAD  
WEST WINDSOR, NEW JERSEY

REVISION:	
DATE:	04/25/2023
SCALE:	1" = 30'-0"
JOB NO.:	2023-016
PAGE:	1 OF 1

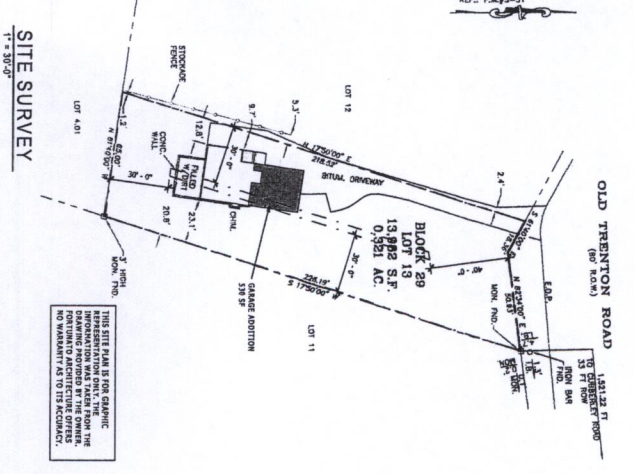
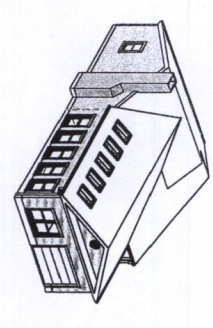
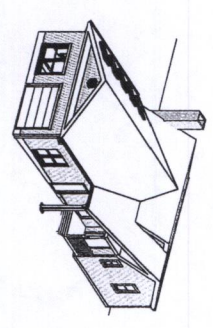
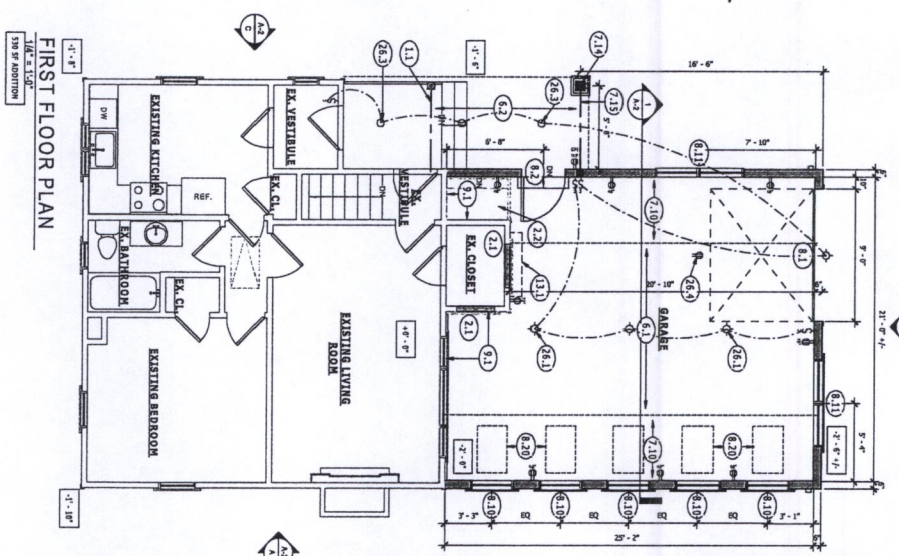
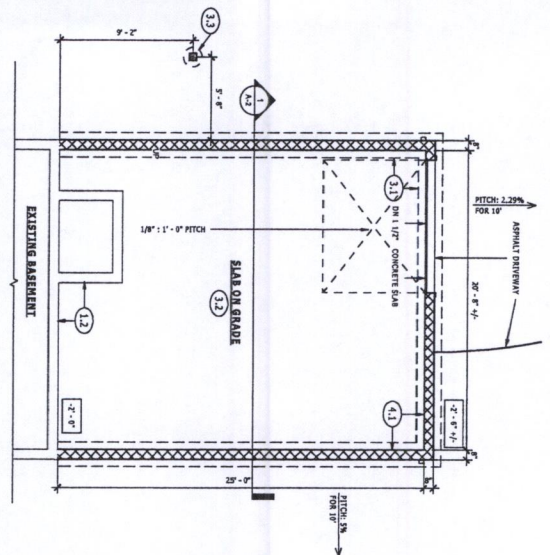


**CODE INFORMATION**

2011 International Residential Code (IRC)  
 2011 International Building Code (IBC)  
 2011 International Energy Conservation Code (IECC)  
 2011 International Fire Code (IFC)  
 2011 International Mechanical Code (IMC)  
 2011 International Plumbing Code (IPC)  
 2011 International Electrical Code (IEC)  
 2011 International Fuel Gas Code (IFGC)  
 2011 International Sign Code (ISC)  
 2011 International Stormwater Management Code (ISWMC)  
 2011 International Water Code (IWC)

**CONSTRUCTION NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.
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**Impervious Coverage**  
 1323 Old Trenton Road, West Windsor, New Jersey  
 07093-0282, NJ 07093

Category	Existing	Proposed	Total	Comments
Roofs	678.00	528.00	678.00	Change Addition
Driveways	2,172.00	-168.75	2,013.25	Addition Over Existing Driveway
Other	280.00	280.00	484.00	
<b>Total</b>	<b>3,030.00</b>	<b>379.25</b>	<b>3,409.25</b>	

15% Requirement: 2,318.75 (N.A.)  
 25% Requirement: 2,823.75 (N.A.)  
 30% Requirement: 3,328.75 (N.A.)  
 35% Requirement: 3,833.75 (N.A.)  
 40% Requirement: 4,338.75 (N.A.)  
 45% Requirement: 4,843.75 (N.A.)  
 50% Requirement: 5,348.75 (N.A.)  
 55% Requirement: 5,853.75 (N.A.)  
 60% Requirement: 6,358.75 (N.A.)  
 65% Requirement: 6,863.75 (N.A.)  
 70% Requirement: 7,368.75 (N.A.)  
 75% Requirement: 7,873.75 (N.A.)  
 80% Requirement: 8,378.75 (N.A.)  
 85% Requirement: 8,883.75 (N.A.)  
 90% Requirement: 9,388.75 (N.A.)  
 95% Requirement: 9,893.75 (N.A.)  
 100% Requirement: 10,398.75 (N.A.)

**KEY**  
 -2'-0" - SPOT ELEVATION

DATE: 04/22/2013  
 DRAWN BY: AS  
 CHECKED BY: AS  
 2013-018  
**A-1**  
 1 of 2 SHEETS

ADDITION TO:  
**LU RESIDENCE**  
 1323 OLD TRENTON ROAD  
 WEST WINDSOR, NEW JERSEY

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