

# 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 23-03

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

### SECTION 1 - INFORMATION REGARDING THE APPLICANT

- A) The Applicant's full legal name is Daniel - Tello Flores  
Christine Sfraga
- B) The Applicant's mailing address is 210 Fisher Place  
Princeton, NJ 08540
- C) The Applicant's telephone number is 609-955-6909 (Daniel)  
6 (732) 309-2049 (Christine)
- D) The Applicant's fax number is Daniel.telloflores@outlook.com
- 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. N/A
- 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 210 Fisher Place
- B) The tax map Block Number (s) 42; the Lot Number (s) is 6
- C) The zone in which the property is located is R-20
- D) The dimensions of the property are 82.25 x 81 (avg)
- E) The size of the property is 6,682 square feet/acre(s).
- F) Road frontage of the property is 82.25 (curved)
- 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

✓ \_\_\_\_\_ 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: *Robert Pisano, P.E.*  
Name *Robert Pisano, P.E.*  
Address *PO Box 6556*  
Phone *609-203-8639* Fax \_\_\_\_\_ E-Mail *rpisano@pisanodevelopment.com*
  
- C) Applicant's Architect: *Joseph Como RA*  
Name *Joseph Como RA*  
Address \_\_\_\_\_  
Phone *609-610-6150* Fax \_\_\_\_\_ E-Mail *jvcnj1616@yahoo.com*
  
- 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

.....  
**SECTION 7 - VERIFICATION AND AUTHORIZATION**

A) Applicant's Verification:

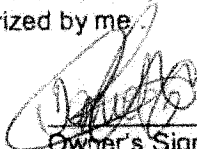
I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are false, I am subject to punishment.

  
Applicant's Signature

B) Owner's Authorization:

I hereby certify that I reside at 210 Foster Place,  
in the County of Merced 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) 142  
Lot (s) 6 on the Tax Map of West Windsor, which is the subject of the above  
application, and that said application is hereby authorized by me.

DANIEL TELLO-FLORES  
Owner's Name (PRINTED)

  
Owner's Signature

Owner's Telephone and Fax number 609-958-6909

# West Windsor Township

Department of Community Development - Division of Land Use

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

2B 23-03

-- ATTACH TO PLANNING OR ZONING BOARD APPLICATION

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

Property Location 210 Fisher Place Zoning District R-20  
Map \_\_\_\_\_ Block 42 Lot 6

### District requirements

### Proposed

Lot Area	<u>20,000</u>	<u>6,682</u>
Lot Frontage	<u>100</u>	<u>82.25</u>
Lot Width	<u>100</u>	<u>82.25</u>
Lot Depth	_____	_____
Front Yard	<u>40</u>	<u>37</u>
Side Yard	<u>15</u>	<u>25</u>
Rear Yard	<u>30</u>	<u>14</u>
Other	<u>MIC 20%</u>	<u>33</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).

Existing side entry garage requires turn  
over neighbor property line setback  
Extending garage to a 2-car front entry  
requires extending to rear of property which  
means relief from rear setback. Lot  
is angled and existing structure does not  
confirm. Net impervious coverage does not  
change from existing since long side turn  
driveway is eliminated.

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.

Lot is angled at rear and existing house is not within required setback

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

Cannot use side car garage

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.

Proposed addition does not extend past existing house but property line is angled. Addition is consistent with surrounding properties.

Rear neighbor property garage is 10' from property line and side neighbor driveway is on property line

# West Windsor Township

Department of Community Development - Division of Land Use

## 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. \_\_\_\_\_

Property Location 210 Fisher Place Zoning District \_\_\_\_\_

Map APD Block 42 Lot 6

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

A - Describe below the specifics of the variance request.

Section 200 - 173.2 D FAR  
Relief from required Floor Area Ratio

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

Lot is smaller than required lot area  
The proposed addition is within the existing  
footprint of the main house with an  
extended garage.

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

The existing driveway is located on  
the property line. Addition and renovation  
will create new front entry garage.



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.

The proposed renovation and addition is consistent with all of the surrounding properties. The side neighbor will be improved.

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 proposed renovation will increase use and viability of existing house and improve driveway access.

# 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: Tello - Flores Single Family Addition

SUBJECT PROPERTY STREET ADDRESS/LOCATION: 210 Fishg Place

Application No.: ZB - 23-03 Block: 42 Lot: 6

Zoning District: R-20 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"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

1. Completed original "Application to West Windsor Zoning Board of Adjustment".
2. Completed "c" Bulk Variance Application (if applying for "c" Variance).
3. Completed "d" Variance Application (if applying for "d" Variance)
4. Fees: Checks made payable to West Windsor Township.
  - A. Application Fee, \$100.00 for "c" Variance, \$1,000.00 for "d" Variance
  - 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:
  - A. Key map with legible street plan showing location of subject property with north arrow.
  - B. Accurate location of all property lines. *GOOGLE MAP*
  - C. Zoning classification of land.
  - D. Tax map Block and Lot numbers.
  - 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.
  - 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\*

✓		
✓		
	✓	
✓		
✓		
✓		
✓	✓	
✓		
✓	✓	

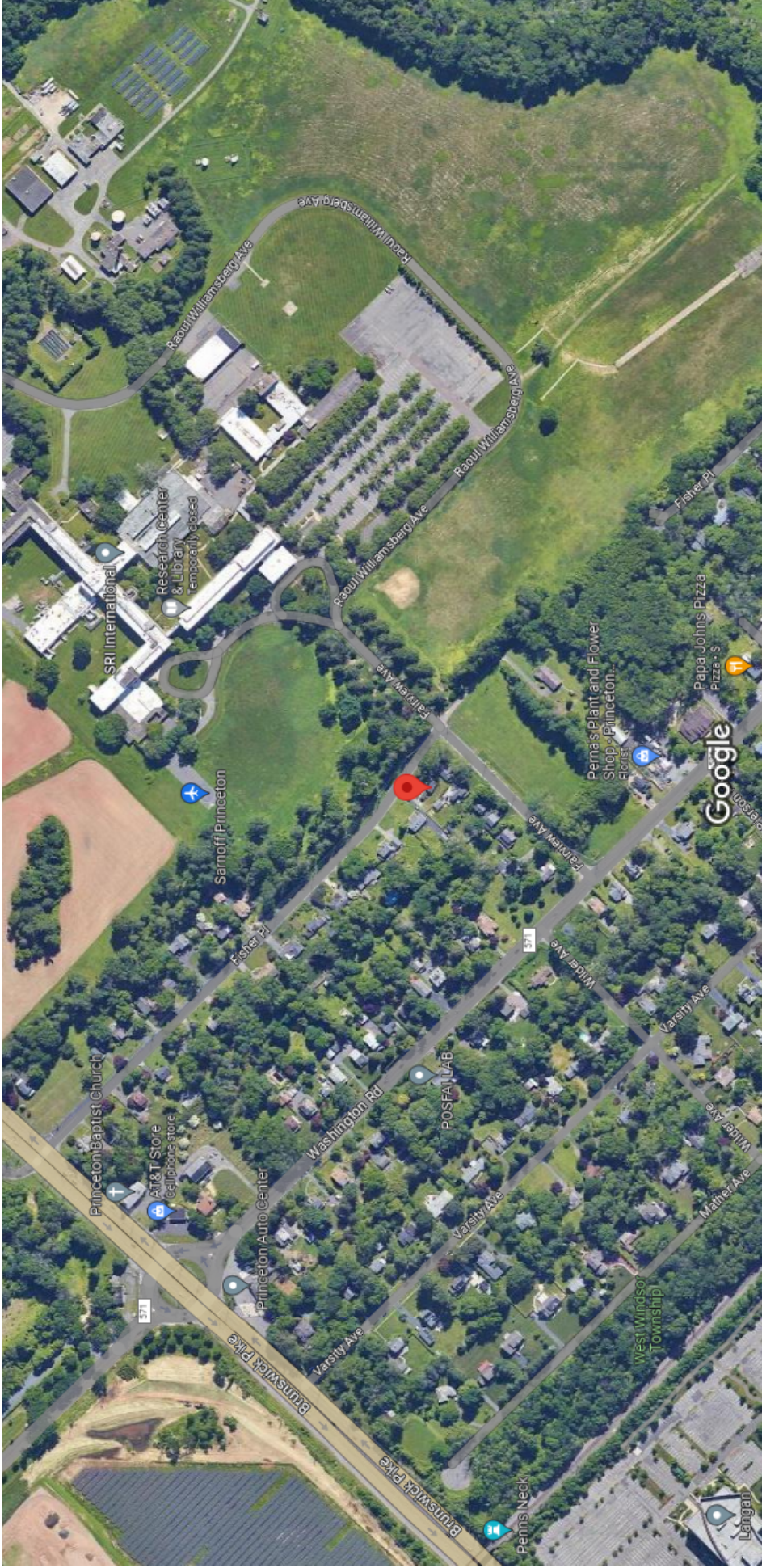
- H. Acreage of property.
- I. Location of all easements, public right of way, greenbelt areas (as shown in the Conservation Element of the West Windsor Township Master Plan).
- J. Identify any trees that will be removed by species and size (caliper).
- K. Existing and proposed floor plans indicating 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](http://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):**

- |       |   |
|-------|---|
| _____ | 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.

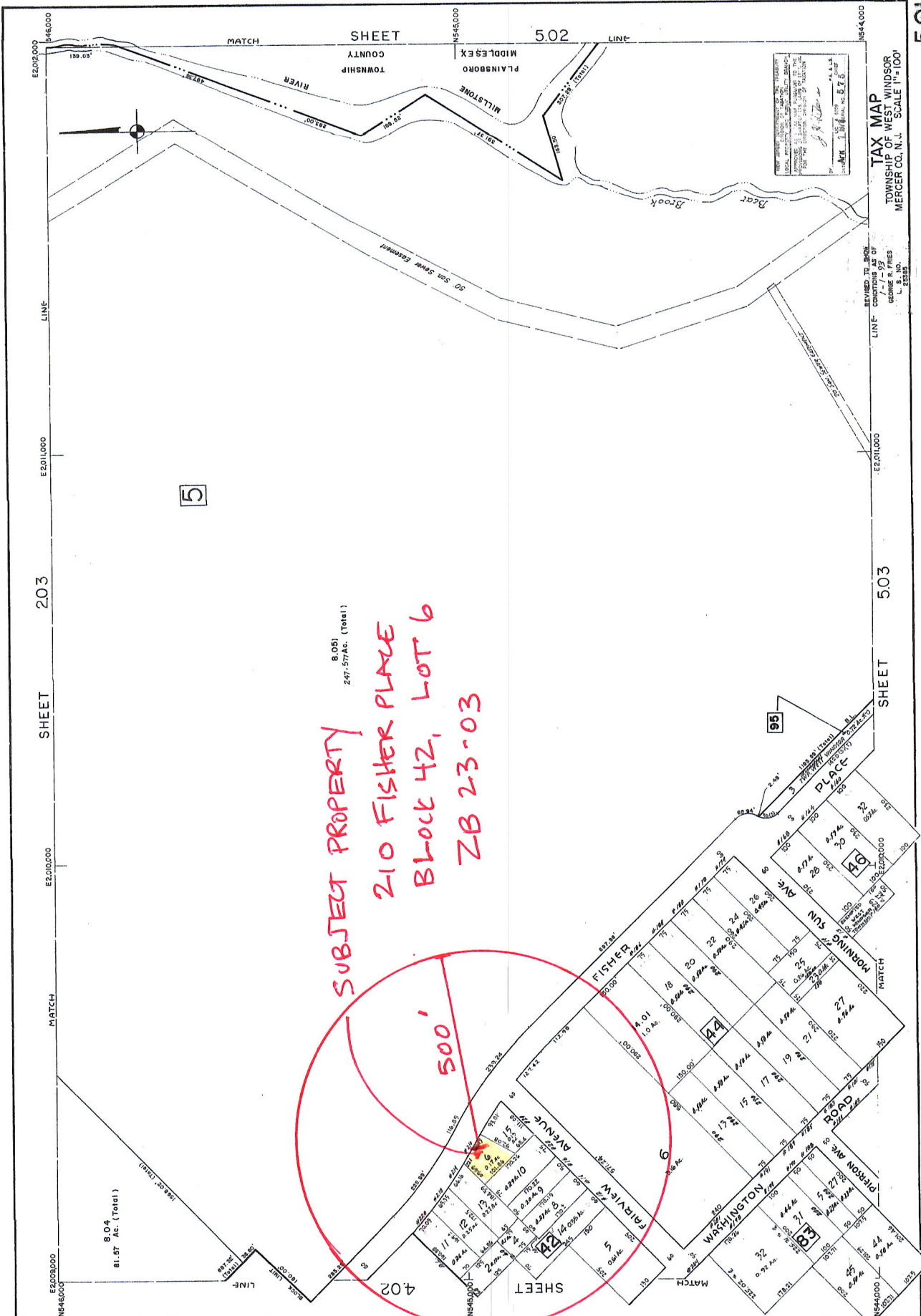
\*\*Once the initial copy of the application(s), plans and documentation has been submitted, the Land Use Office will review the package for accuracy. A letter will be then be sent to the applicant requesting any changes if necessary and indicating the total number of copies of documentation needed.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



R-20			
	Required	Existing	Proposed
Use Requirements	Single Family	Single Family	Single Family
Lot Area (sf)	20,000	6,682	6,682
Lot Width (ft)	100	82.25	82.25
Front Yard (ft)	40	37	37
Rear Yard (ft)	30	23	14 (Variance)
Side Yards (ft)	15	22	25
Max. Imper. Coverage (%) *	20	33	33 (Variance)
Max FAR (%) **	13	12	22 (Variance)
Max Bldg. Height (ft)	2 ½ stories (35')	18'	25'
Driveway Side Setback (ft)*	10	0	13
<p>*MIC calculation</p> <p>Existing property includes house (630 sf), breezeway (168 sf), garage (200 sf), driveway (1,050 sf), walkway (140 sf) = 2,188 sf</p> <p>Proposed plan includes removing existing side entry drive (-1,050 sf), new addition and garage at rear (+ 270 sf), new stair at rear (+35 sf), new front driveway (+740 sf) = Net -5</p>			
<p>**FAR calculation</p> <p>Existing floor space for 1.5 story house with dormered 2<sup>nd</sup> floor = Approx 830 sf  New Additional floor area = 665 sf</p>			







SHEET 203

SHEET 203

SHEET 203

SHEET 203

SHEET 203

81.57 AC. (Total)

8.05  
247.57 AC. (Total)

**SUBJECT PROPERTY**

**210 FISHER PLACE**

**BLOCK 42, LOT 6**

**ZB 23-03**

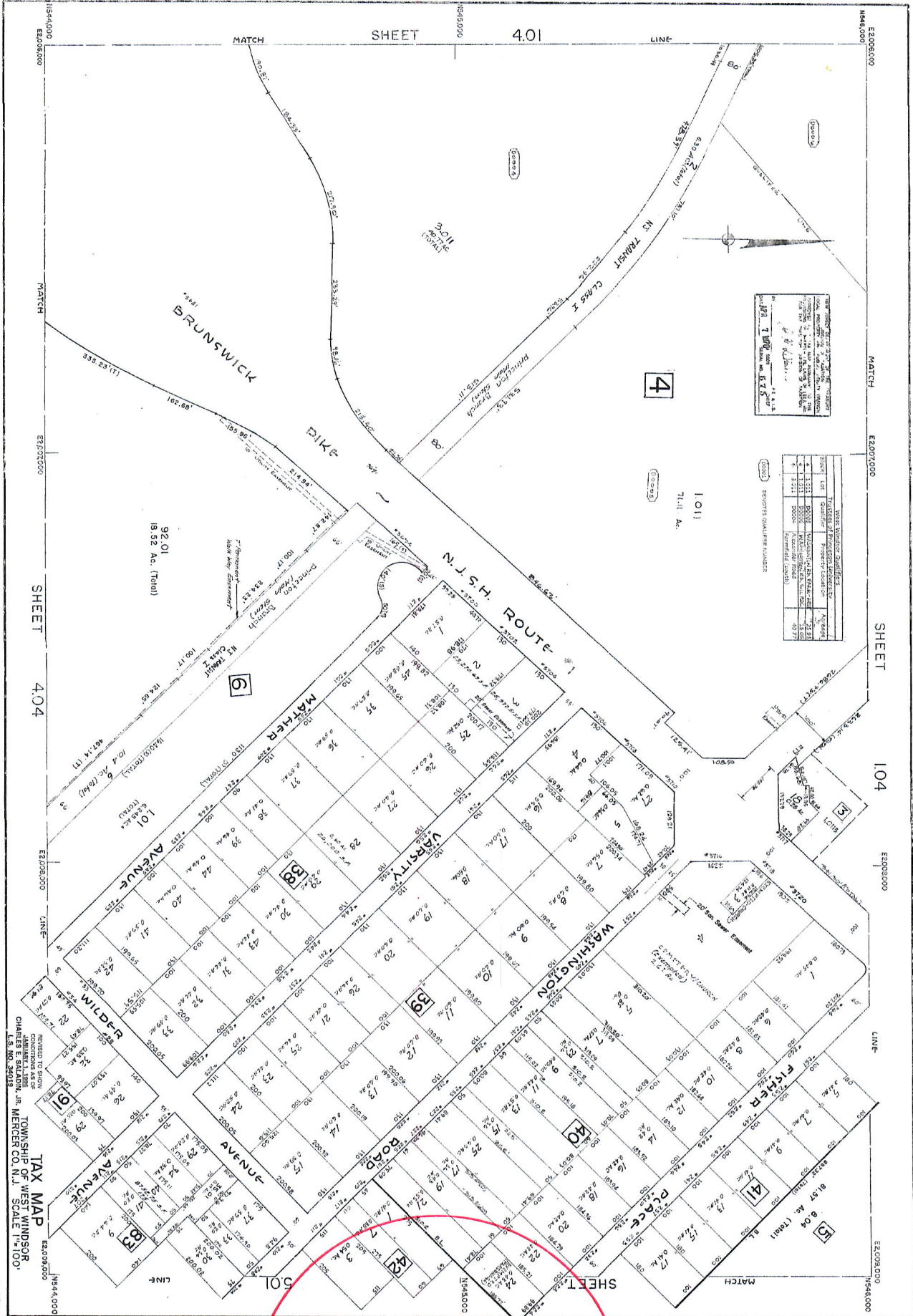
500'

5

REVIEWED TO SCALE  
CONDITIONS OF  
GEORGE R. FRIES  
L.S. NO. 100  
1955

**TAX MAP**  
TOWNSHIP OF WEST WINDSOR  
MERCER CO., N.J.  
SCALE 1" = 100'





WEST WINDSOR PLANNING BOARD  
 PROJECT NO. 104  
 DATE: 10/15/03  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

LOT	AREA	OWNER	PROPERTY ADDRESS	DATE
101	1.01	WEST WINDSOR PLANNING BOARD	101 BRUNSWICK PIKE	10/15/03
102	1.02	WEST WINDSOR PLANNING BOARD	102 BRUNSWICK PIKE	10/15/03
103	1.03	WEST WINDSOR PLANNING BOARD	103 BRUNSWICK PIKE	10/15/03
104	1.04	WEST WINDSOR PLANNING BOARD	104 BRUNSWICK PIKE	10/15/03

TAX MAP  
 TOWNSHIP OF WEST WINDSOR,  
 CHARLES E. SALDIN, JR., MERENCO, N.J.  
 SCALE: 1" = 100'  
 L.S. NO. 30118



Existing side property line of neighbor house



214 Fisher Place



220 Fisher Place



228 Fisher Place



232 Fisher Place



Across street from Fisher Place



207 Washington



12 Fairview



14 Fairview



16 Fairview



20 Fairview



24 Fairview



217 Washington



219 Wahington



221 Washington