

**PRINCETON
ZONING APPEAL/DEVELOPMENT APPLICATION**

FOR DEPARTMENT USE ONLY

CASE NO. _____ **FILED** _____ **FEE \$** _____ **PAID** _____
APPEAL TO _____ **HEARING DATE** _____

Note: This application must be typewritten or legibly printed

LOCATION: Street Address _____

Block _____ Lot(s) _____ Zone District(s) _____

OWNER: Name _____

Address _____

Telephone _____ Date Title Acquired _____

APPLICANT: Name _____

Address _____

Telephone _____ Interest in Property _____

Fax _____

PRESENTATION: Name of Law Firm _____

Address/Telephone _____

Fax _____

TYPE OF APPLICATION (check applicable section(s)):

- ____(1) Appeal from Zoning Officer's interpretation of the Zoning Ordinance
- ____(2) District Map Interpretation
- ____(3) Conditional Use Authorization
- ____(4) Minor Adjustment, Special Question
- ____(5) Hardship Variance (c)1
- ____(5A) Hardship Variance (c)2
- ____(6) D Variance (d)
- ____(7) Other--Explain _____

DESCRIBE NATURE OF REQUEST AND REASON FOR SAME (be specific):

DESCRIPTION OF USE EXISTING/PROPOSED (be specific):

EXISTING USE _____

PROPOSED USE _____

**PLEASE COMPLETE IF THE SUBJECT PROPERTY IS LOCATED IN WHAT WAS
FORMERLY KNOWN AS PRINCETON TOWNSHIP**

	ZONING REQ:	EXIST/PROPOSED:	VAR. REQUEST:
LOT AREA (sq. ft.)	_____	_____/_____	_____
LOT WIDTH	_____	_____/_____	_____
LOT DEPTH (ft.)	_____	_____/_____	_____
LOT FRONTAGE (ft.)	_____	_____/_____	_____
BUILDING SETBACKS (ft.) FRONT	_____	_____/_____	_____
REAR	_____	_____/_____	_____
COMBINED FRONT & REAR	_____	_____/_____	_____
LEFT SIDE	_____	_____/_____	_____
RIGHT SIDE	_____	_____/_____	_____
COMBINED RIGHT & LEFT SIDE	_____	_____/_____	_____
SMALLER YARD	_____	_____/_____	_____
LARGER YARD	_____	_____/_____	_____
PARKING SETBACKS (ft.): FRONT	_____	_____/_____	_____
	_____	_____/_____	_____
	_____	_____/_____	_____
*BUILDING HEIGHT (ft.)-	_____	_____/_____	_____
SETBACK TO HEIGHT RATIO - FRONT	_____	_____/_____	_____
REAR	_____	_____/_____	_____
LEFT SIDE	_____	_____/_____	_____
RIGHT SIDE	_____	_____/_____	_____
**FLOOR AREA RATIO (gross floor area/ lot area) -	_____	_____/_____	_____
COVERAGE %	_____	_____/_____	_____
IMPERVIOUS COVERAGE%	_____	_____/_____	_____

**PLEASE COMPLETE IF THE PROPERTY IS LOCATED IN WHAT WAS FORMERLY
KNOWN AS PRINCETON BOROUGH**

DESCRIPTION OF PREMISES:

SIZE OF LOT: Width _____ ft.
Depth _____ ft.
Area _____ sf.

COVERAGE (portion of Lot occupied by all structures):

Maximum allowable _____ sf. _____ percent
Existing _____ sf. _____ percent
Proposed _____ sf. _____ percent

PRINCIPAL OR MAIN BUILDING:

HEIGHT Maximum allowable _____ sf. _____ stories
Existing _____ sf. _____ stories
Proposed _____ sf. _____ stories

FLOOR AREA:

Maximum Permitted _____ sf. Existing _____ sf. Proposed _____ sf.

FRONT YARD DEPTH:

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

SIDE YARDS (COMBINED WIDTH:)

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

SMALLER YARD WIDTH:

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

LARGER YARD WIDTH:

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

REAR YARD DEPTH:

Minimum Required _____ ft. Existing _____ ft. Proposed _____ ft.

ACCESSORY STRUCTURE:

Location: Front Yard _____ Side Yard _____ Rear Yard _____
Height: Existing _____ stories _____ ft.
Proposed _____ stories _____ ft.

DISTANCE FROM:

Front Lot Line:	Existing _____ ft.	Proposed _____ ft.
Side Lot Line:	Existing _____ ft.	Proposed _____ ft.
Rear Lot Line:	Existing _____ ft.	Proposed _____ ft.
Main Building:	Existing _____ ft.	Proposed _____ ft.
Other Accessory Structures	Existing _____ ft.	Proposed _____ ft.

ATTACHED, MULTIPLE AND JOINT OCCUPANCY BUILDINGS ONLY

USABLE OPEN SPACE

Required:	Width _____ ft.	Depth _____ ft.	Area _____ sf.
Existing:	Width _____ ft.	Depth _____ ft.	Area _____ sf.
Proposed:	Width _____ ft.	Depth _____ ft.	Area _____ sf.

Number of habitable rooms in each dwelling unit (list each unit separately):

JOINT OCCUPANCY BUILDINGS ONLY:

BUSINESS OCCUPANCY

Existing: Location within Building _____ Floor _____

Size of Area: Width _____ ft. Depth _____ ft. _____ sf.

Percent of floor area of entire building: _____

RESIDENTIAL

Proposed: Location within Building _____ Floor _____

Size of Area: Width _____ ft. Depth _____ ft. _____ sf.

Percent of floor area of entire building: _____

Number of habitable rooms _____

OFF STREET PARKING SPACES: Number Existing _____ Proposed _____

Location Existing _____

Location Proposed _____

LOADING BERTHS: Number Existing _____ Proposed _____

Location(s) _____

SIGNS: (list each sign separately indicating type, size and location)

Existing:

Proposed:

AFFORDABLE HOUSING – If the application involves affordable housing, provide information (in a separate attachment to this application) demonstrating that the proposed rents or sales prices of the unit(s) proposed will be affordable to low and/or moderate income households, in compliance with Code requirements. Information to be submitted shall include, but need not be limited to: the number of low and/or moderate income units proposed or required, the number of bedrooms in each category, and proposed rents and or sales prices by bedroom type. Copies of the form of deed restriction to ensure continued affordability must be submitted with each application (see instructions).

IF APPLICATION IS MADE FOR APPEAL FROM THE ZONING OFFICER'S DETERMINATION, STATE ALLEGED ERROR BY ZONING OFFICER AND BASIS OF ALLEGATION:

IF APPLICATION IS MADE FOR RELIEF BY SPECIAL EXCEPTION, STATE REASONS FOR SPECIAL EXCEPTION IN CONNECTION WITH REQUEST FOR CONDITIONAL USE, MINOR ADJUSTMENT OR OTHER APPLICABLE ACTION BY BOARD.

APPLICATION INSTRUCTIONS FOR “C” VARIANCE

Refer to N.J.S.A. 40:55D-70c for primary legal requirements and procedures.

Applications require filing with the Zoning Office the Application for “C” Variance, and including all required supplementary information and forms.

Application must be accompanied by the required fees. Additional fees may be charged as provided by State Statutes, Local Ordinances, and/or Zoning Board rules.

Application must include the owner’s affidavit of ownership, and, if made by a person other than the owner of the subject property, the power of attorney.

The application requires a written statement which must include the following:

C (1) variance:

Pertinent information

- a. Exceptional narrowness, shallowness, or shape of the property, and/or
- b. Exceptional topographical conditions, and/or
- c. Other exceptional situations affecting the proposed development, resulting in practical difficulties, or hardship, for the applicant.

“Positive reasons” to be proven at the public hearing, including

- The conditions causing hardship are peculiar to the subject property, and do not apply generally to other properties in the same district.
- Other means to cure the deficiency (such as purchase or sale of property) do not exist.
- The variance requested is the reasonable minimum needed.

C (2) variance: “Positive reasons” to be proven, including

- The benefits of the proposed deviation outweigh its detriments.
- The proposal is better for the community than the zoning requirement.

C (1) & (2) variance: “Negative reasons” to be proven

- Proposal would not cause substantial detriment to the public good, nor substantially impair the intent and purpose of the zoning plan (**Master Plan & Zoning Ordinance**).

APPLICATION INSTRUCTIONS FOR “D” VARIANCE

Refer to N.J.S.A. 40:55D-70b for primary legal requirements and procedures.

Applications require filing with the Zoning Office the Application for “D” Variance, and including all required supplementary information and forms.

Application must be accompanied by the required fees. Additional fees may be charged as provided by State Statutes, Local Ordinances, and/or Zoning Board rules.

Application must include the owner’s affidavit of ownership, and, if made by a person other than the owner of the subject property, the power of attorney.

The application requires a written statement which must include the following:

- a. “Special reasons” to justify granting the relief requested, as required by statute. These special reasons must be shown to be unique or peculiar to the property for which variance is requested, and not generally applicable to neighboring properties.
- b. Reasons why strict application of the zoning prohibition of the requested use or development would deprive the applicant of reasonable use of the land or buildings involved.
- c. Evidence that the requested relief may be granted without detriment to the public good or impairment of the intent of the zoning plan (**Master Plan & Zoning Ordinance**). (“Negative Criteria”)

This statement should also describe the facts and contentions to be proven at the public hearing; how the proposal relates to the Master Plan; the proposal’s impact; the community’s needs; and set forth the legal argument for the proposal, as well as all other pertinent information.

A “D” Variance application which includes a proposed Site Plan or Subdivision may be submitted at one time, or may be bifurcated, with the “D” Variance to be decided first, and, if approved, the Site Plan/Subdivision to follow for subsequent hearing. If the application includes a proposed site plan (involving county roads or facilities) or subdivision, it must be filed as well with the Mercer County Planning Board.

IF APPLICATION IS MADE FOR USE VARIANCE, EXPLAIN THE FOLLOWING:

There are special reasons for the grant of this Variance to allow the structure or use:

LAND DEVELOPMENT ESCROW AGREEMENT

***PRINCETON
COUNTY OF MERCER
STATE OF NEW JERSEY***

Land Development Application Number: _____ (by Zoning Office)

Lot(s): _____

Block: _____

Name and Address of Developer (Applicant):

Pursuant to the Land Use Code, the undersigned hereby agrees to pay for the cost of professional services, including engineering, professional planning, and legal services necessary to review the developer's application as captioned above.

Developer (Applicant)

Title

Date: _____, 20____

AFFIDAVIT OF CORRECTNESS

STATE OF NEW JERSEY)
) ss.
COUNTY OF MERCER)

_____ of full age, being duly sworn according to law on
oath

deposes and says that the deponent resides at: _____
in

the _____ of _____, County of

_____, and State of _____, and that all statements
and

information contained within and submitted with this application are true and correct.

SWORN AND SCRIBED

BEFORE ME THIS _____ DAY OF _____, 20_____

(Applicant to sign)

Notary Public, State of N. J.

(Joint Applicant to sign)