



SE+

Bulk Variance

224-22

TOWNSHIP OF PLAINSBORO **RECEIVED**

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

MAY 08 2024

DEPT. OF PLANNING &amp; ZONING

Form No. 1

**PLANNING/ZONING APPLICATION****I. SCHEDULE**

Pursuant to the Township of Plainsboro Municipal Code and applicable New Jersey State Law, application is made to the Township of Plainsboro for the following:

Type of Application (Please Check)	Fee \$	Forms Needed
<input type="checkbox"/> 1. Concept Plan		1, 6, 7, 11, 14, & W9
<input type="checkbox"/> 2. Minor Site Plan		1, 6, 7, 8, 13, 14 & W9
<input type="checkbox"/> 3. Preliminary/Final Major Site Plan		1, 6, 7, 8, 9, 13, 14 & W9
<input type="checkbox"/> 4. Minor Subdivision		1, 6, 7, 8, 11, 14 & W9
<input type="checkbox"/> 5. Preliminary/Final Major Subdivision		1, 6, 7, 8, 9, 11, 12, 14 & W9
<input checked="" type="checkbox"/> 6. Variance		1, 4, 6, 7, 8, 9, 10, 14 & W9
<input type="checkbox"/> a. Bulk		1, 5, 6, 7, 8, 9, 10, 14 & W9
<input type="checkbox"/> b. Use		1, 2, 14 & W9
<input type="checkbox"/> 7. Appeal of Administrative Decision		1, 3, 14 & W9
<input type="checkbox"/> 8. Interpretation		1, 6, 7, 8, 9, 14, 15 & W9
<input type="checkbox"/> 9. General Development Plan		

**II. CONTACT AND PROPERTY INFORMATION (Provide information as applicable):****Name of Applicant:** BRIAN SHORT & ROSANNA COLLARSAddress: 619 PLAINSBORO RD City: PLAINSBORO State: NJ Zip: 08536  
Email: bshort07@gmail.com/rosanna.collars@gmail.com Phone: 609.731.3662**Applicant's Attorney:** N/AAddress: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_**Contact Person:** KYLE VAN DYKE - KVD+ ARCHITECTURE, INC.Address: 220 ALEXANDER STREET City: PRINCETON State: NJ Zip: 08540  
Email: kyle@kvdstudio.com Phone: 609.921.6500**Engineer/Surveyor:** John J. Hanlon - RWC SURVEYINGAddress: P.O. BOX 3552 City: TOMS RIVER State: NJ Zip: 08756  
Email: John@RWCsurveying.com Phone: 888-676-4435**Architect:** KYLE VAN DYKE - KVD+ ARCHITECTURE, INC.Address: 220 ALEXANDER STREET City: PRINCETON State: NJ Zip: 08540  
Email: kyle@kvdstudio.com Phone: 609.921.6500**Owner's Name:** BRIAN SHORT & ROSANNA COLLARSAddress: 619 PLAINSBORO RD City: PLAINSBORO State: NJ Zip: 08536  
Email: BRIAN - bshort07@gmail.com Phone: 609.529.2278

ROSANNA - ROSANNA.COLLARS@gmail.com

Address of Property: 619 PLAINSBORO RD.

Applicant Interest in property (owner, lessee, etc.) BRIAN SHORT & ROSANNA COLLARS OWNERS

When acquired MARCH 31, 2022

Tax Map Sheet 20 Block 2002 Lot 12 Date filed with County Recorder

- Is the property served by a public sewer system? Yes  No \_\_\_\_\_
- Is the property served by a public water system? Yes  No \_\_\_\_\_
- Is applicant willing to dedicate land for the widening of roads in compliance with the Township and/or County Master Plan? Yes \_\_\_\_\_ No \_\_\_\_\_

Is the proposed use on a Municipal  County \_\_\_\_\_, or State \_\_\_\_\_ road?

Area of property 1.012 acres or 44,091 sq. ft. Frontage on an improved street 219.61 ft. No. of proposed lots 1

Present Zoning: R85 RESIDENTIAL Present Use of Property: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

Description of all present structures: EXISTING, SINGLE FAMILY, 2 1/2 STORY WOOD FRAMED HOUSE, BUILT IN THE 1930.

Number of proposed Buildings (3) HOUSE, GARAGE + SHED Floor area of all structures 4,432 sq. ft.

Percentage of coverage by buildings NA Impervious coverage NP

Has a subdivision previously been granted? No Date \_\_\_\_\_

Has a variance previously been granted? No Date \_\_\_\_\_

Are there any existing or proposed covenants or deed restrictions on the property? No

Explain \_\_\_\_\_

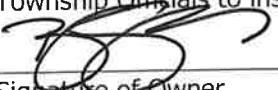
- Is a variance requested? YES - BULK + USE
- Describe in detail section of zoning ordinance from which applicant seeks relief: SEE FORM 4 + 5

### III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. SEE ATTACHMENT

### IV. CERTIFICATION

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Township Officials to inspect the site noted above.

  
Signature of Owner

5/8/24  
Date

  
Signature of Applicant

5/8/24  
Date

Sworn to and subscribed before me this 8 day of May 2024

  
Notary

ANITHA AMALRAJ  
Notary Public Of New Jersey  
ID # 2439666  
My Commission Expires 10/16/2028

### AGREEMENT TO PAY FOR PROFESSIONAL REVIEW Plainsboro Township

The undersigned, hereby agrees to pay for any professional review necessary for proposed application

  
Brian Short

5/8/24  
Date

  
Applicant Signature

5/8/24  
Date

224-02

**619 Plainsboro Road**  
**Short & Collars Residence**

**RECEIVED**

**MAY 08 2024**

DEPT. OF PLANNING & ZONING

Prepared By:

James J Chmielak PE PP

Kensho Resources LLC

360 Nassau Street, Princeton, New Jersey 08540

---

**Variance Application Narrative & Response to Form 5**

This application serves to request variance relief for the installation of an addition to a single-family residence and the construction of an accessory garage on the subject property. The subject property is known as 619 Plainsboro Road (Block 2002 Lot 12), Plainsboro Township, New Jersey located in the R-85 Residential Zone. The lot is 1.01 acres in overall area contains a 3,123 sf existing single-family dwelling and a small 107 sf garden shed. The owners are seeking to construct the residential addition and detached garage in the rear and side of the existing house in order to support the needs of their growing family. This includes additional area within the interior of the home for their aging parents. Moreover, it is their desire to continue to enhance, renovate and restore elements of the existing house which have historical significance related to the township founder/s.

**Variance relief sought in the R-85 Zone for this residential addition and proposed detached garage include:**

- Sec. 101-46A Variance for Floor Area / Ratio (FAR) D4 Variance where 8.3% is required (i.e. 3,700 sf max./44,091 sf), 7.08% exists (i.e. 3,123 sf /44,091 sf) and 12.87% (i.e. 5,675 sf/44,091 sf), is provided.

- Sec. 101-38 (c) Accessory Buildings (C-Variances)
  - Garage Area where 600 sf is maximum permitted, and 715 sf is proposed.
  - Total accessory building area where 750 sf is permitted, and 822 sf is proposed (715 sf new garage and 107 sf existing shed).
  - Accessory Building Height where 15 ft is maximum and 17.5 ft is provided for garage.
  - Pitched roofs where 5:12 to 12:12 is required and in this case, one roof 4:12 is proposed. (Note: existing roofs range from 1:12 to 9:12)

**This Variance Application is sought for the following “special reasons” (incl. Purposes of Zoning):**

j. *To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent suburban sprawl and the degradation of the environment through improper use of land;*

- Maintaining the current lot configuration and arrangement with the existing home on the larger lot will preserve its historical significance associated with the township's founding. Additionally, this approach will serve to minimize potential impact/s on the environment resulting from other development alternatives such as subdivision, demolition, and construction of two new homes, driveways etc.

i. *To promote a desirable visual environment through creative development techniques and good civic design and arrangements;*

The proposed addition and new detached garage further the promotion of a ‘desirable visual environment’ for several key reasons.

- The proposed residential addition is located to the rear and side of the existing structure. The predominant features of the existing front façade of the dwelling along the streetscape will be maintained. The proposed addition is setback significantly from the existing façade and complies with the current required front yard setback. Thus, the new building mass will be appropriately distributed in an L-shape in the rear and side yards around the existing structure mitigating the new building mass.
- Similarly, the proposed garage is set back even further from the road. It is well suited as a separate accessory structure. The construction of this detached structure will also facilitate the distribution of building mass on the property in an organized and aesthetically pleasing manner.
- The proposed addition and garage are setback well within the building envelope minimizing the potential for any substantial impact to adjacent properties.
- Existing vegetation, gardens and buffering elements around the perimeter of the property provide mitigating elements that visually separate the residence from the adjacent properties, two of which are institutional uses (i.e. Municipal Building & Rescue Squad).
- The proposed improvements to the property will support and remain in-keeping with the overall neighborhood fabric.

e. *To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and the preservation of the environment;*

- The proposal serves to maintain the context of this longstanding historically significant larger property as a single-family use. Though not desired by the applicants, alternative development options could include the subdivision of the lot into two conforming single-family lots, with two new 3,000 sf dwellings,

driveways and related improvements for each lot. This would require the demolition of the existing home and its historical significance related to the township's founding.

Therefore, the perpetuation of this larger lot with almost three times the required lot area in the R-85 Zone, is reasonable and appropriate to support an appropriate density at this location notwithstanding the Floor Area Variance relief (FAR) requested pursuant to the 2004 R-85 zoning update. Perpetuating one single family use on the lot with historic significance will support the "wellbeing of the neighborhood and community....and the preservation of the local environment".

#### Coventry Standard of Proof for D4 FAR Variance

For FAR variance cases the applicant is to show that notwithstanding the deviation from the ordinance in this regard, that the property can still accommodate the potential problems commonly associated with FAR relief. As previously mentioned, the configuration of the new building mass is located to the rear and side of the existing home, the lot is almost three times the required minimum lot area in the zone, setbacks are far greater than the minimum required, buffering existing around the property even noting that two of the surrounding properties are institutional uses with a multifamily development across the street. Moreover, the detached garage and driveway will provide more than sufficient access to the property and provide for vehicle storage. Therefore, we assert that in this case this property can certainly accommodate the effects of the increase in floor area above that permitted in the ordinance.

#### Negative Criteria

The MLUL (N.J.S. 40:55D) statute requires that the applicant must show that the variance can be granted "without *substantial* detriment to the public good, ....and will not *substantially* impair the intent or purpose of the Zone Plan or Master Plan. This is known as the Negative Criteria.

The issue at hand for the first prong of this proof ("substantial detriment") is the impact of the variance relief on the *surrounding properties*.

As previously, stated the lot size and limitations of the improvements proposed will not result in a substantial detriment to the public good or impair the intent of the zone plan.

This second prong of the Negative Criteria proof evaluates whether the departure and impairment of the zone plan is in fact "substantial". This determination of "substantial" is evaluated in the context of balancing the relative magnitude of the positive criteria (special reasons) with the magnitude of the deviation, or in other words balancing the zoning benefits with the zoning harms.

In balancing the positive and special reasons for this variance relief and the perpetuation of this unique property with historic significance it is our view that clearly the benefits of the variance/s granted far outweigh any conceived detriments.

ORIGINAL

7-24-02  
RECEIVED

MAY 08 2024

DEPT. OF PLANNING & ZONING

## TRANSMITTAL

4 SETS of the following Items are attached:

1. Proposed Architectural Drawings
  - a. Z0 (EXISTING & PROPOSED SITE)
  - b. Z1 (EXISTING & PROPOSED FIRST FLOOR PLANS)
  - c. Z2 (EXISTING & PROPOSED SECOND FLOOR PLANS)
  - d. Z3 (EXISTING & PROPOSED ELEVATIONS)
2. Original Survey
3. Completed Zoning Application (**Form # 1**- with attached Part III – Plans)
4. Completed Response to **Form #4**
5. Completed Narrative & Response to **Form #5**
6. Applicant Disclosure Statement (**Form #6**) NOT APPLICABLE
7. Completed Affidavit of Ownership (**Form #7**)
8. Completed Proof of tax Payment (**Form #8**)
9. Completed Affidavit of proof of service (**Form #9**)
10. Notice (**Form #10**)
11. Completed W9 Form
12. Escrow Payment (\$3000) Application Fee Payment (\$350)

This application serves to request variance relief for the installation of an addition to a single-family residence and the construction of an accessory garage on the subject property. The subject property is known as 619 Plainsboro Road (Block 2002 Lot 12), Plainsboro Township, New Jersey located in the R-85 Residential Zone. The lot is 1.01 acres in overall area contains a 3,123 sf existing single-family dwelling and a small 107 sf garden shed. The owners are seeking to construct the residential addition and detached garage in the rear and side of the existing house in order to support the needs of their growing family. This includes additional area within the interior of the home for their aging parents. Moreover, it is their desire to continue to enhance, renovate and restore elements of the existing house which have historical significance related to the township founder/s.

**Variance relief sought in the R-85 Zone for this residential addition and proposed detached garage include:**

**Sec. 101-46A Variance for Floor Area / Ratio (FAR) D4 Variance** where 8.3% is required (i.e. 3,700 sf max./44,091 sf), 7.08% exists (i.e. 3,123 sf /44,091 sf) and 12.87% (i.e. 5,675 sf/44,091 sf), is provided.

**Sec. 101-38 (c) Accessory Buildings (C-Variances)**

**Garage Area** where 600 sf is maximum permitted, and 715 sf is proposed.

**Total accessory building area** where 750 sf is permitted, and 822 sf is proposed (715 sf new garage and 107 sf existing shed).

**Accessory Building Height** where 15 ft is maximum and 17.5 ft is provided for garage.

**Pitched roofs** where 5:12 to 12:12 is required and in this case, one roof 4:12 is proposed. (Note: existing roofs range from 1:12 to 9:12)

204-02

## FORM #1 (PART III – PLANS)

RECEIVED

MAY 08 2024

### Use & Bulk Variance

#### III. List of Plans & Exhibits

- Z0 Existing & Proposed Site Plans
- Z1 Existing & Proposed First Floor Plans
- Z2 Existing & Proposed Second Floor Plans
- Z3 Existing & Proposed Elevations

DEPT. OF PLANNING & ZONING

Prepared By: Kyle Van Dyke, RA, AIA, NCARB NJ Lic. # 10864  
KVD+ Architecture, LLC  
220 Alexander Street, Princeton NJ 08540  
609.921.6506

### Variance Narrative

Prepared By: James J. Chmielak, PE, PP  
360 Nassau Street- 2<sup>nd</sup> Floor, Princeton NJ 08540  
609.924.1091

724-02  
RECEIVED

MAY 08 2024

DEPT. OF PLANNING & ZONING

**BULK VARIANCE**  
**RESPONSE TO FORM NO. 4**

- 1. Application is hereby made for a variance from the strict application of the following provisions of the Zoning Ordinance:**
  - a. The Zoning Ordinance 101-42-C requires a maximum of 15' height for accessory structures.
  - b. The Zoning Ordinance 101-42-C requires a maximum of 600 sf for garage structures.
  - c. The Zoning Ordinance 101-42-C requires a maximum of 750 sf for all accessory structures.
  - d. The Zoning Ordinance 101-38-C requires roof slopes of no less than 5:12 pitch.
- 2. Applicant requests a variance to the following extent:**
  - a. (101-42-C) The applicant is requesting relief to increase the proposed garage roof to 17' 6".
  - b. (101-42-C) The applicant is requesting relief to increase the proposed garage area to 715 sf.
  - c. (101-42-C) The applicant is requesting relief to increase the proposed total accessory structure area to 822 sf.
  - d. (101-38-C) The applicant is requesting relief to construct one roof slope at 4:12 pitch.
- 3. The strict application of said provisions would result in:**
  - a. The garage height and area cause unique and exceptional practical difficulties for the applicant garage storage and use.
  - b. The 5:12 roof slope causes unique and exceptional practical difficulties for cohesively tying some of the main roof elements together.
- 4. Said difficulties or hardship are by reason of:**
  - a. The applicant collects classic cars which requires lift storage in the garage. The height and the area is required to accommodate the volume and equipment.
  - b. The existing home already contains roof slopes less than what is required and is being requested.
- 5. Said reasons are unique and peculiar to the lands or buildings for which the variance is sought and do not apply generally to lands or buildings in the neighborhood.**
  - a. The property is significantly larger than required in the R-85 district. The variances requested are physically minimal, perceptively insignificant, and architecturally consistent with the character of the existing house and neighborhood.
  - b. The current home has roof slopes ranging between 1:12 to 9:12. The proposed main & interstitial roofs will cohesively connect and ease the perceived volume and visual impact of the structures. The proposed roof slope requiring variance is 4:12 and will replace the 1:12 existing roof slope. The final roof slopes will range from 3:12 to 9:12.
- 6. The request variance is the minimum reasonable needed, because:**
  - a. The design for the garage is tailored to minimum requirements for the intended equipment
  - b. The proposed roof slopes are consistent with the existing home roof slopes and will architecturally enhance the perceived volume of the additions.
  - c. The height of the garage roof is consistent with other residential garage roofs in the neighborhood.



## TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

RECEIVED

MAY 08 2024

DEPT. OF PLANNING &amp; ZONING

Form No. 7

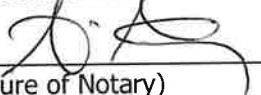
## AFFIDAVIT OF OWNERSHIP

Brian Short & Rosanna Collars attest that I/we reside at 619 Plainsboro Rd.  
 (Property Owner/s)  
 in the township of Plainsboro in the County of Middlesex, and State  
 of NJ that Brian Short & Rosanna Collars is/are the owners in fee of all that certain lot,  
 (Property Owner/s)  
 piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and  
 known and designated as Block(s) 2002, Lot(s) 12.

  
 \_\_\_\_\_  
 (Signature of Property Owner/s)

Notary Seal

Sworn and subscribed before me this

  
 \_\_\_\_\_  
 8 day of May, 2024

(Signature of Notary)

 ANITHA AMALRAJ  
 Notary Public Of New Jersey  
 ID # 2439666  
 My Commission Expires 10/16/2028

## AUTHORIZATION

(If anyone other than above owner is making this application, the following authorization must be executed).

\_\_\_\_\_  
 \_\_\_\_\_ is hereby authorized to  
 make the within application.

Dated: \_\_\_\_\_, 20 \_\_\_\_\_. \_\_\_\_\_  
 (Owners/s to sign here)



Use Variance

224-02

# TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

RECEIVED

MAY 08 2024

DEPT. OF PLANNING & ZONING

Form No. 8

## TAXES COLLECTED

Re: Property Tax Status

On: Block(s) 2002 Lot(s) 12 Qual. \_\_\_\_\_

Current as of: 5/8/24

Delinquent as of: \_\_\_\_\_

Signed \_\_\_\_\_



Municipal Tax Collector

Date 5/8/24