



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

225-01
RECEIVED

FEB 12 2025

DEPT. OF PLANNING & ZONING

Form No. 1

DEVELOPMENT APPLICATION

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:

I. TYPE OF APPLICATION (Please Check)

- ☐ 1. Concept Plan
- ☐ 2. Minor Site Plan
- ☐ 3. Preliminary/Final Major Site Plan
- ☐ 4. Minor Subdivision
- ☐ 5. Preliminary/Final Major Subdivision
- ☒ 6. Variance
 - ☒ a. Bulk
 - ☐ b. Use
- ☐ 7. Appeal of Administrative Decision
- ☐ 8. Interpretation
- ☐ 9. General Development Plan

Forms Needed

- 1, 6, 7, 11, 14, & W9
- 1, 6, 7, 8, 13, 14 & W9
- 1, 6, 7, 8, 9, 13, 14 & W9
- 1, 6, 7, 8, 11, 14 & W9
- 1, 6, 7, 8, 9, 11, 12, 14 & W9
- 1, 4, 6, 7, 8, 9, 10, 14 & W9
- 1, 5, 6, 7, 8, 9, 10, 14 & W9
- 1, 2, 14 & W9
- 1, 3, 14 & W9
- 1, 6, 7, 8, 9, 14, 15 & W9

II. CONTACT AND PROPERTY INFORMATION (Provide information as applicable):

Name of Applicant: Tiziano Passerini and Lucia Mirabella

Address: 12 South Linden Lane **City:** Plainsboro **State:** NJ **Zip:** 08536

Email: lucia.mirabell@gmail.com **Phone:** (678) 575-3366

Applicant's Attorney:

Address: **City:** **State:** **Zip:**

Email: **Phone:**

Contact Person:

Address: **City:** **State:** **Zip:**

Email: **Phone:**

Engineer/Surveyor:

Address: **City:** **State:** **Zip:**

Email: **Phone:**

Architect: Joseph Como / Village Design, LLC

Address: 20 Hendrickson Road **City:** Lawrenceville **State:** NJ **Zip:** 08648

Email: **Phone:**

Owner's Name: Tiziano Passerini and Lucia Mirabella

Address: 12 South Linden Lane **City:** Plainsboro **State:** NJ **Zip:** 08536

Email: lucia.mirabell@gmail.com **Phone:** (678) 575-3366

Address of Property: 12 South Linden Lane

Applicant Interest in property (owner, lessee, etc.) Owner

When acquired 2014

Tax Map Sheet _____ Block 1504 Lot 16 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 Yes, County _____, or State _____ road?

Area of property 0.388 acres or _____ sq. ft. Frontage on an improved street _____ ft. No. of proposed lots 1

Current Zoning: R85 Current Use of Property: Single Family Residence

Proposed Use of Property: No change

Description of all present structures: Two story wood frame home

Number of proposed Buildings N/A Floor area of all structures _____ sq. ft.

Percentage of coverage by buildings _____ Impervious coverage _____

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
- Describe in detail section of zoning ordinance from which applicant seeks relief: § 101-38C / § 101-40

III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. See attached copies.

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] 2/7/2025
Signature of Owner Date

[Signature] 2/7/2025
Signature of Applicant Date

Sworn to and subscribed before me this 7th day of February 2025.

[Signature]
Notary

Natesha Felton
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 24073323
MY COMMISSION EXPIRES APRIL 12, 2026

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW
Plainsboro Township

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

Applicant Name (Print)

Date

Applicant Signature

Date



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Form No. 4

APPLICATION FOR BULK VARIANCE
(See R.S. 40:55D-70(c) and Zoning Ordinance)

- 1. Application is hereby made for a variance from the strict application of the following provisions of the Zoning Ordinance: (specify sections of Ordinance involved):**

§ 101-38C Pitched Roof / § 101-40 Front property set-back

- 2. Applicant requests a variance to the following extent: (set forth specific variances requested).**

§ 101-38C: Due to existing picture window at second floor, we are proposing a 1:12 roof in lieu of the required minimum of 5:12.

§ 101-40: Vestibule addition & dimensions are 9" more than existing setback (45' required / proposed is 44' 3")

- 3. The strict application of said provisions would result in: (complete one or both of the following in detail)**

A. The following peculiar and exceptional practical difficulties.

Removal of existing picture window at second floor would disrupt the current esthetics of the front facade and the 5:12 roof pitch would affect the interior space of the vestibule.

Front yard differential of 9" on the proposed vestibule / front entrance does not impact utilities, and has no notable effect on the esthetics of the street view, creating a more balanced / symmetrical view of the entry door.

B. The following exceptional and undue hardship:

Additional expense to expand scope of work beyond requirements and to update plans, etc.

- 4. Said difficulties or hardship are by reason of:**

Additional expense to expand work and create a 5:12 pitch roof at the front and lose the existing picture window at front.

- 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, because;**

The addition at the front with the proposed 1:12 roof maintains the existing facade at the second floor preserving the current street view and picture window.

- 6. The request variance is the minimum reasonable needed, because:**

Vestibule addition at the front does not significantly impact the set back being only over 9". At the same time, this allows improved space distribution in the entryway. The vestibule addition with the 1:12 pitched roof maintains the overall integrity of the front facade with the neighborhood.



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Form No. 7

AFFIDAVIT OF OWNERSHIP

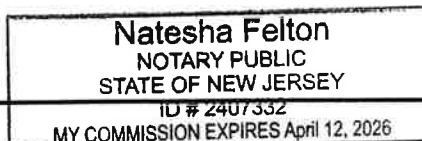
Tiziano Passerini and Lucia Mirabella, attest that I/we reside at 12 South Linden lane
(Property Owner/s)
in the Township of Plainsboro in the County of Middlesex, and State
of NJ that Tiziano Passerini and Lucia Mirabella is/are the owners in fee of all that certain lot,
(Property Owner/s)
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and
known and designated as Block(s) 1504, Lot(s) 16.

Tiziano Passerini
Lucia Mirabella
(Signature of Property Owner/s)

Notary Seal

Sworn and subscribed before me this 7th day of February 2028.

Natesha Felton
(Signature of Notary)



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)

TTTiPasserini



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Form No. 8

PROPERTY TAX STATUS

Block 1504 Lot 14 Qual. _____

Street Address: 12 Linden Lane South

Current as of: 1st quarter 2025

Delinquent as of:

Signed  Date 2/6/25
Municipal Tax Collector