


App# \_\_\_\_\_

Date Received \_\_\_\_\_

**PENNINGTON BOROUGH**30 North Main Street  
Pennington, NJ 08534**PLANNING & ZONING BOARD APPLICATION**

To be completed by all applicants

Date: May 17, 2023	Block: 905	Lot: 18
Address: 416 Burd Street	Zone: R-80	
Property Owner Name:	Jana N. & Christopher J. Prendergast	
Property Owner Address:	416 Burd Street, Pennington, NJ 08534	
Property Owner Phone # and Email:	(856) 912-2575 chrispren@chrispren.com	
<i>I have reviewed this application and supporting documentation and consent to the filing if the same with the Pennington Borough Planning/Zoning Board.</i>		
Property Owner Signature:		
Applicant Name:		
Applicant Address:	same as above	
Applicant Phone Number & Email:		
Contact or Agent's Name (primary point of contact for application)		
Contact or Agent's Address:	N/A	
Contact or Agent's Phone Number & Email:		
<i>I do hereby consent to the filing of this application and appoint _____ N/A _____ to perform all duties as may be required to present this application before the Pennington Borough Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Pennington Borough with regard to this application.</i>		
Applicant's Signature:	N/A	
<i>I do hereby accept the responsibilities as agent for this application.</i>		
Contact or Agent's signature:	N/A	
Name of Preparer of Plans:	Douglas R. Schotland Architect	
Preparer Address:	131 E. Delaware Avenue, Pennington, NJ 08534	
Preparer Phone Number & Email:	(609) 737-6444    doug@drsarchitect.com	
Architect's Name:		
Architect's Address:	same as above	
Architect's Phone Number & Email:		
Attorney's Name		
Attorney's Address:	N/A	
Attorney's Phone Number & Email:		

Application Type-Check all that apply:

- ☐ Appeal of Zoning Officer Decision
- ☐ Request for Interpretation of Zoning Ordinance
- ☐ Sketch Site Plan Review (see Sketch Site Plan form and Borough Code 169.9 for details)
- ☐ Technical Review with Professionals
- ☐ Resubmittal Due to Incompleteness
- ☐ Extension of Time
- ☐ Conditional Use Permit
- ☒ Variance –Bulk or “C”
- ☐ Variance-Use or other “D” (please specify) \_\_\_\_\_
- ☐ General Development Plan
- ☐ Major Sub-Division
- ☐ Minor Sub-Division
- ☐ Preliminary Site Plan
- ☐ Site Plan Amendment
- ☐ Site Plan Waiver
- ☐ Final Site Plan
- ☐ Other (specify) \_\_\_\_\_

Has there been a prior application to the Planning and Zoning Board regarding this property? YES or NO If yes, please indicate date, nature and disposition of application. No

Please provide a description of the current project or the reason for an appeal. Attach additional sheets if necessary.

---

**PROJECT DESCRIPTION:**

---

1) Interior Alterations: No variances requested.

---

2) New Detached Garage: Variances requested for height, area, and full bathroom.

---

3) Front, Side, and Rear Additions to SF Dwelling: Variance requested for front yard (if needed)

---

See additional information on following page.

Provide a description of any requested variances. Attach additional sheets if necessary.

Ordinance Section Cited	Description of variance requested with justification for request
	Please refer to the notes at bottom of this page.

General Building/Project Information

Zone: R-80

	Existing	Proposed	Allowed in Zone*
Lot Size	18,000 sf	18,000 sf	12,000 sf (min.)
Lot Width	90 ft	90 ft	80 ft (min.)
Lot Length	200 ft	200 ft	N/A
Building Height (garage)	-	21.2 ft	20 ft (max.)
Front Setback (house)	23.2 ft	23.2 ft	24.5 ft
Rear Setback (garage)	-	59 ft	5 ft (min.)
Distance from: (garage)	-	5 ft	5 ft (min.)
Right property line		56 ft	5 ft (min.)
Left property line			
% of lot coverage	15.9% (2,856 sf)	28.7% (5,173 sf)	33.3% (6,000 sf) (max.)
Height side yard ratio	N/A	N/A	N/A
Floor area ratio	11.27%	18.12%	26.5% (max.)
Gross floor area	2,029 sf	3,261 sf	3,500 sf (max.)

\*Refer to Pennington Code, Section 215, Attachment 2, "Schedule of Area, Yard and Building Regulations" or Attachment 3, "Schedule of Area and Bulk Regulations for MU-3 Mixed Use Zone."

**ALSO COMPLETE AND SUBMIT THE APPLICATION CHECKLIST AND ALL SUPPORTING DOCUMENTS**

- 215-12.E Garage Height: 21.2 ft is proposed where a maximum height of 20 ft is permitted. Because the grade elevation decreases from the front of the lot to the rear, and because the front of the garage would be 110 ft from the front property line, the roof ridge appears from the street to be lower than the building height indicates. The proposed ridge elevation is 17.4 ft above the sidewalk.
- 215-12.E Garage Floor Area: 785 sf is proposed where a maximum footprint of 750 sf is permitted. The proposed floor area must exceed the maximum to accommodate two cars, a stairway to the second floor, and the required circulation spaces.
- 215-12.E Garage Full Bathroom: A full bathroom is proposed where only half bathrooms are allowed. The applicant seeks to include a shower in anticipation of adding a small pool in the future. A shower would also be useful for cleaning up after yard work.
- 215-66 House Front Yard: The existing front stoop, which does not conform to the front yard requirement, is to be replaced with a new front porch. Although the porch would be wider than the stoop, it would maintain the existing 23.2 ft front setback. Per Ordinance sections 215-52(B) and 215-57, the new porch would not increase the degree of nonconformity and would therefore not require a variance. Nevertheless, the applicant hereby requests bulk relief should the Board deem it necessary.

# PENNINGTON BOROUGH PLANNING/ZONING BOARD APPLICATION CHECKLIST

Name of Applicant: Jana & Christopher Prendergast Application # \_\_\_\_\_

Block: 905 Lot: 18

Date Filed \_\_\_\_\_

An Application shall not be considered complete until all of the materials and information specified below have been submitted, unless a waiver is requested. The waiver request shall be granted or denied within 45 days of receipt of said request. If an item is considered by the applicant to be "Not Applicable", a waiver request (W) should be made.

ALL APPLICATIONS	X=Provided W=Waiver Request	ARC Recommendation
1. Applicable fees and escrow (2 separate checks), Escrow Agreement Form, W-9 Form, Consent to Entry Form and Checklist (1 copy of each)	X	
2. Applications for certified list of property owners within 200 feet and taxes paid statement from tax collector. (\$10.00 fee, may be included in check with fees) (1 Copy)	X	
3. If the applicant is a corporation or partnership, a list of the names and address of all persons having a 10% or more interest, in accordance with NJ Statute. (1 digital and 6 hard copies for initial submission)	N/A	
4. Fully completed application form (1 digital and 6 hard copies for initial submission)	X	
5. Original sealed survey showing present status of property, prepared by a NJ licensed land surveyor (1 original & 6 copies for initial submission)	X	
6. Copies of all easements, covenants & deed restrictions with metes & bounds descriptions, including right of way dedications, on or affecting the property in question. (1 digital and 6 hard copies for initial submission)	N/A	
7. Plans showing the following information: (1 digital and 6 hard copies for initial submission)		
A. Dimensions & lot area of existing lot and lot areas if new lot is proposed	A <u>X</u>	A _____
B. Zoning district of subject property & surrounding lots; bulk requirements applying to subject property in table form & displayed graphically	B <u>X</u>	B _____
C. The location & purpose of all easements or rights-of-way on the subject property & adjoining lots	C <u>X</u>	C _____
D. Location of adjacent streets, existing & proposed buildings, structures, driveways & parking areas on the subject property, indicating setbacks from all lot and road lines	D <u>X</u>	D _____



<p>E. Location &amp; details of all existing &amp; proposed stormwater control measures, including, but not limited to, roof drains, down spouts, dry wells, storm water inlets, manholes, piping, stormwater basins, outfalls, ditches, streams or other water courses</p> <p>F. Where a basement or cellar is proposed for any building, including single family and multi-family dwellings, the supplicant shall provide information regarding the depth to seasonal high water table, based on soil borings taken at the locations of the proposed structure. (n/a if no basement)</p> <p>G. Title block containing the name of the applicant, the name address &amp; telephone number of the plat preparer, license number, signature &amp; seal, existing lot and block numbers, the date prepared &amp; the date and substance of each revision.</p> <p>H. IF COMMERCIAL, parking requirement calculations &amp; the location of parking, including dimensions from parking spaces to the property lines, street &amp; structures. Existing parking areas with designated spaces should be shown</p> <p>I. Plans and elevations should be accurate, true to scale and readable.</p>	<p>E <u>  X  </u></p> <p>F <u>  W  </u></p> <p>G <u>  X  </u></p> <p>H <u>  N/A  </u></p> <p>I <u>  X  </u></p>	<p>E _____</p> <p>F _____</p> <p>G _____</p> <p>H _____</p> <p>I _____</p>
<p>8. Copies of the following: (1 digital and 6 hard copies for initial submission)</p> <p>a. A current key map with north arrow showing the subject &amp; adjacent properties &amp; structures thereon. An aerial or Google map could be used.</p> <p>b. Architectural elevations</p> <p>c. Floor plans</p> <p>d. Photograph(s) of the subject premises that may prove useful in helping the Board make an informed decision</p> <p>e. Lot area if new lot is proposed</p>	<p>A <u>  X  </u></p> <p>B <u>  X  </u></p> <p>C <u>  X  </u></p> <p>D <u>  X  </u></p> <p>E <u>  N/A  </u></p>	<p>A _____</p> <p>B _____</p> <p>C _____</p> <p>D _____</p> <p>E _____</p>
<p><b>SKETCH PLAN</b></p> <p>Plans should be preliminary in form but should be true to scale. The plans should indicate the size, shape and location of existing and proposed buildings, parking areas and drives, the location of proposed plantings, utilities, fences, signs and other important features, and a key map showing the entire project, and its relation to the surrounding properties and the existing buildings thereon. Basic bulk information should be provided indicating requirements of the zone district and what is proposed.</p>	<p><u>  X  </u></p>	<p>_____</p>
<p><b>SITE PLAN/SUBDIVISION</b></p> <p>See Site Plan Review, Chapter 163 or Subdivision, Chapter 181 in the Pennington Code Book for specific submission details that are required. You can find the Code Book at <a href="http://penningtonboro.org">penningtonboro.org</a> or request a copy from the Land Use Administrator</p> <p>In addition to requirements above for ALL applications the plans MUST include:</p> <p>a. Names of adjoining owners</p> <p>b. Zone district and adjoining zones</p>	<p>a. _____</p> <p>b. _____</p>	<p>a. _____</p> <p>b. _____</p>

c. Location of site structures, outside dimensions and architectural elevations	c. _____	c. _____
d. Location of structures and streets surrounding site	d. _____	d. _____
e. Existing natural features; existing & proposed contours	e. _____	e. _____
f. Setbacks, yards and lot line dimensions	f. _____	f. _____
g. Location and design of all utilities	g. _____	g. _____
h. Road cross sections; design details	h. _____	h. _____
i. Location and design of storm water, sewer system refuse disposal, fire prevention, etc.	i. _____	i. _____
j. Landscape plan	j. _____	j. _____
k. Lighting details	k. _____	k. _____
l. Sign details; locations and dimensions	l. _____	l. _____
m. Soil erosion and sediment control plans	m. _____	m. _____
n. Names of owner and applicant	n. _____	n. _____
o. Name of person or firm responsible for plan preparation	o. _____	o. _____
p. Signature block	p. _____	p. _____

Applicant: Please explain why you believe each requested waiver should be granted. Refer to each specific checklist item for which you are requesting a waiver. Use a separate sheet if necessary

A waiver is requested for Item 7F -- Soil Borings to Determine Seasonal High Water Table Elevation.

There is an existing basement immediately adjacent to the proposed basement. To the applicant's

knowledge, there is no history of flooding or water intrusion in that space. The applicant expects

similar conditions in the proposed basement.

Legend for ARC Recommendations:

A-ARC recommends waiver be approved

D-ARC recommends the waiver be denied

E-Sent to Engineer

P-Sent to Planner

I-ARC finds application Incomplete and recommends it not be heard