

RECEIVED

MAY 19 2020

DATE OF SUBMISSION: ZB 2020 / 02
 ZONING BOARD PLANNING BOARD

RECEIVED BY: K Federico
APPLICATION NO. _____

TOWNSHIP OF FLORENCE
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: JASON Van LIEU OWNER NAME: JASON Van LIEU
STREET ADDRESS: 4 Lilac Lane STREET ADDRESS: 4 Lilac Lane
CITY: Bordentown STATE: NJ ZIP: 08505 CITY: Bordentown STATE: NJ ZIP: 08505
TELEPHONE: 609-649-4858 TELEPHONE: 609-649-4858

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
Starred (*) application require a public hearing with notice and legal advertisement.

- | | | |
|---|--|--|
| <input type="checkbox"/> Minor subdivision | <input type="checkbox"/> Major Site Plan - Final | <input type="checkbox"/> Interpret zoning map or ordinance |
| <input type="checkbox"/> Major Sub-Prel* | <input type="checkbox"/> Conditional Use* | <input checked="" type="checkbox"/> Bulk variances* |
| <input type="checkbox"/> Major Sub-Final | | <input type="checkbox"/> Use variances* |
| <input type="checkbox"/> Minor Site Plan* | | <input type="checkbox"/> Informal Review |
| <input type="checkbox"/> Major Site Plan-Prel.* | <input type="checkbox"/> Appeal of decision of an Administrative Officer | <input type="checkbox"/> Other |

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form - SEE No. 15.

NA

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

SITE PLANNER

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

ENGINEER

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____
FAX: _____

ATTORNEY

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____
FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 4 Lilac Lane, Bordentown NJ 08505
BLOCK NO. 00009 166.09 LOT NO: 7

7. TYPE OF ROAD FRONTAGE: Rt. 130 Collector Secondary Local Road
 Arterial Primary Local Road
8. ZONE DISTRICTS: (Circle one)

<u>R</u> Residential	AGR	Agricultural	GM	General Manufacturing
RA Residential	HC	Highway Commercial	SM	Special Manufacturing
RB Residential	NC	Neighborhood Commercial	P	Park
RC Residential	OP	Office Park	H	Historic

9. DESCRIPTION OF PROPOSED USE

Present Use _____
Proposed Use _____
Number of Lots _____

<u>Lot Size</u>	<u>Frontages</u>	<u>Square Feet</u>	<u>Acres</u>
Required	_____	_____	_____
Existing	_____	_____	_____
Proposed	_____	_____	_____

Primary Building Setback Requirements

	<u>Front</u>	<u>One Side</u>	<u>Second Side</u>	<u>Rear</u>
Required	_____	_____	_____	_____
Existing	_____	_____	_____	_____
Proposed	_____	_____	_____	_____

Accessory building setback requirements (if applicable)

	<u>Side</u>	<u>Rear</u>	<u>No. of Parking Spaces & Loading</u>	<u>Off Street</u>	<u>Loading</u>
Required	_____	_____	Required	_____	_____
Existing	_____	_____	Existing	_____	_____
Proposed	_____	_____	Proposed	_____	_____

Percent of Impervious Coverage

	<u>Percent</u>	<u>Gross Floor Area</u>	<u>Height</u>
Allowed	<u>25%</u>	_____	_____
Existing	_____	_____	_____
Proposed	<u>30%</u>	_____	_____

10. UTILITIES

Public Water

Yes No
 Will this proposal require new water supply?
 Is there an existing municipal water connection?
 Can an existing connection service this proposal?
 Are additional connections required?
 Is the municipal water supply available?
 Has application been made for municipal sewer conn.?
 Date _____ No. of Connections _____

Well

Yes No
 Is there an existing well?
 Can the existing system service this proposal?
 Is a new well proposed?
 Has application been made?
 Has application been approved or denied?
 Date _____

Municipal Sewer

Yes No
 Will the proposal require new sewerage lines?
 Is there an existing Municipal sewer connection?
 Can the existing connection service the proposal?
 Are additional sewer connections required?
 Is sewer capacity available?
 Has application been made for municipal sewer conn.?
 Has application been approved or denied?

On Site Sewerage Treatment

Yes No
 Is there an existing septic system?
 Can the existing system service this proposal?
 Is a new system proposed?
 Type _____ conventional septic
 _____ alternative sewer
 _____ waterless covert w/gray water

Gas Natural Gas Existing
_____ Proposed

Propane _____ Existing
_____ Proposed

Electric Existing
_____ Proposed

_____ Above Ground
_____ Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

NA

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	_____	_____	_____
2. Burlington County Soil Conservation District	_____	_____	_____
3. Burlington County Planning Board	_____	_____	_____
4. N.J. Department of Transportation	_____	_____	_____
5. _____	_____	_____	_____

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION (attach supplemental sheet if necessary)

NA

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

NA

PREVIOUS APPLICATIONS OR ACTIVITY:

NO YES IF YES _____
MONTH/DAY/YEAR

TYPE OF ACTION _____ APPROVED _____ DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: YES (attach copy if yes) NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

Want to add pool for family enjoyment. We have three children and would like for them to have this opportunity for exercise and fun.

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

NA

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NA

NAME	TYPE OF TESTIMONY
_____	_____
_____	_____
_____	_____

18.

AFFIDAVIT OF APPLICANT:

State of New Jersey
County of Burlington :SS
JASON VAN CIEU of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

Sworn and subscribed before me
this 5 day of May 2020

Michelle Bobbitt

Applicant to Sign Here
Michelle Bobbitt
Notary Public
State of New Jersey
My Commission Expires June 15, 2020

19.

AFFIDAVIT OF OWNERSHIP:

State of New Jersey
County of Burlington :SS
JASON VAN CIEU of full age, being duly sworn according to law, on oath deposes and says, that JASON VAN CIEU the deponent resides at 7 LILAC LAKE in the _____ of _____ in the County of Burlington and in the State of New Jersey that JASON VAN CIEU is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number Block # 116.09 LOT 7

Sworn and subscribed before me
this 5 day of May 2020

Michelle Bobbitt

Owner to Sign Here
Michelle Bobbitt
Notary Public
State of New Jersey
My Commission Expires June 15, 2020

20.

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

To the Approving Board of the Township of Florence:
_____ is hereby authorized to make the within application.

Dated _____

Owner to Sign Here

CERTIFICATION

Date _____
I, _____, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJSA40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJSA 40:55D-48.2)

_____ Title

To Whom it May Concern at Township of Florence,

May 13, 2020

This letter is in regards to the Variance Application (Submission Items) for the property:

4 Lilac Lane, Bordentown NJ 08505 [BLOCK: 166.09, LOT: 7]

Applicant: Jason Van Lieu

This is in attachment to Jason Van Lieu's Variance Application, which has been submitted with request for waivers indicated on two Submission Items. The table below outlines where waivers are requested and reason for waiver request:

Waiver Requested for Submission Item:	Reason for Waiver Request:
A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and (13) copies.	Jason Van Lieu provided the Florence Township Permit Department with one original copy of the sketch plan in March 2020 before being notified of the requirement to submit 13 copies. The sketch plan was drafted by Valley Pools and Spas based out of Hamilton NJ. The township is already in possession of the original document. If Jason Van Lieu needs to make/distribute the 13 copies personally, or pay a fee for the Township to do so on his behalf, please notify Jason Van Lieu and return the original copy of the sketch plan to Jason Van Lieu if necessary.
A certificate from the Zoning Office setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide written description of the needed variance(s).	Jason Van Lieu was not issued a certificate of denial for a zoning permit from the Florence Township Zoning Office. Jason Van Lieu was notified of the denial verbally (in person and via telephone). If there is a way for Jason Van Lieu to receive or submit a certificate, please advise.

Additional Note:

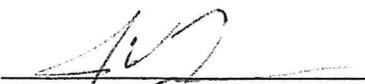
Jason Van Lieu's Variance Application indicates completion of the following Submission Item:

A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office)

Please note that in addition to having completed the request for the above form, Jason Van Lieu has already received the list from the Township.

Please notify Jason Van Lieu regarding the need for any further information, or if any additional application items are needed.

Sincerely,



Jason Van Lieu
4 Lilac Lane, Bordentown NJ 08505
609.649.4858
jasonvanlieu@gmail.com

TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:	
Name of Applicant: <u>Jason Van Lieu</u>	
Location of Subject Property:	
Street Address: <u>4 Lilac Lane Bordentown NJ 08505</u>	
Block: <u>166.09</u> Lot: <u>7</u>	
Date Submitted to Florence Land Use Office: _____	

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FOR OFFICIAL USE ONLY:			
Date Received at Florence Land Use Office: _____		MAY 19 2020	
		By: <u>K Federico</u>	
Completeness Review By (required by both):		ZB 2020 / 02	
Complete	Incomplete	Reviewed by	Signature
_____	_____	Board Engineer	_____
_____	_____	Board Attorney	_____
(If incomplete indicate the missing items on this form and return it to the applicant)			
Date Returned to Applicant: _____		By: _____	

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **variance applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided	
<input checked="" type="checkbox"/>	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	Application Form. Original and thirteen (13) copies, completed and notarized.
<input checked="" type="checkbox"/>	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
<input checked="" type="checkbox"/>	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
<input type="checkbox"/> N/A	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval.

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s).

→ This item has already been requested and received.
-JVL

“d” (“USE”) VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS

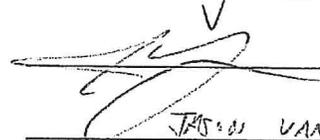
If your application is for or includes a “d” (use) variance the following information must be provided in addition to the submission items listed above:

Provided	Waiver Requested	
		A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

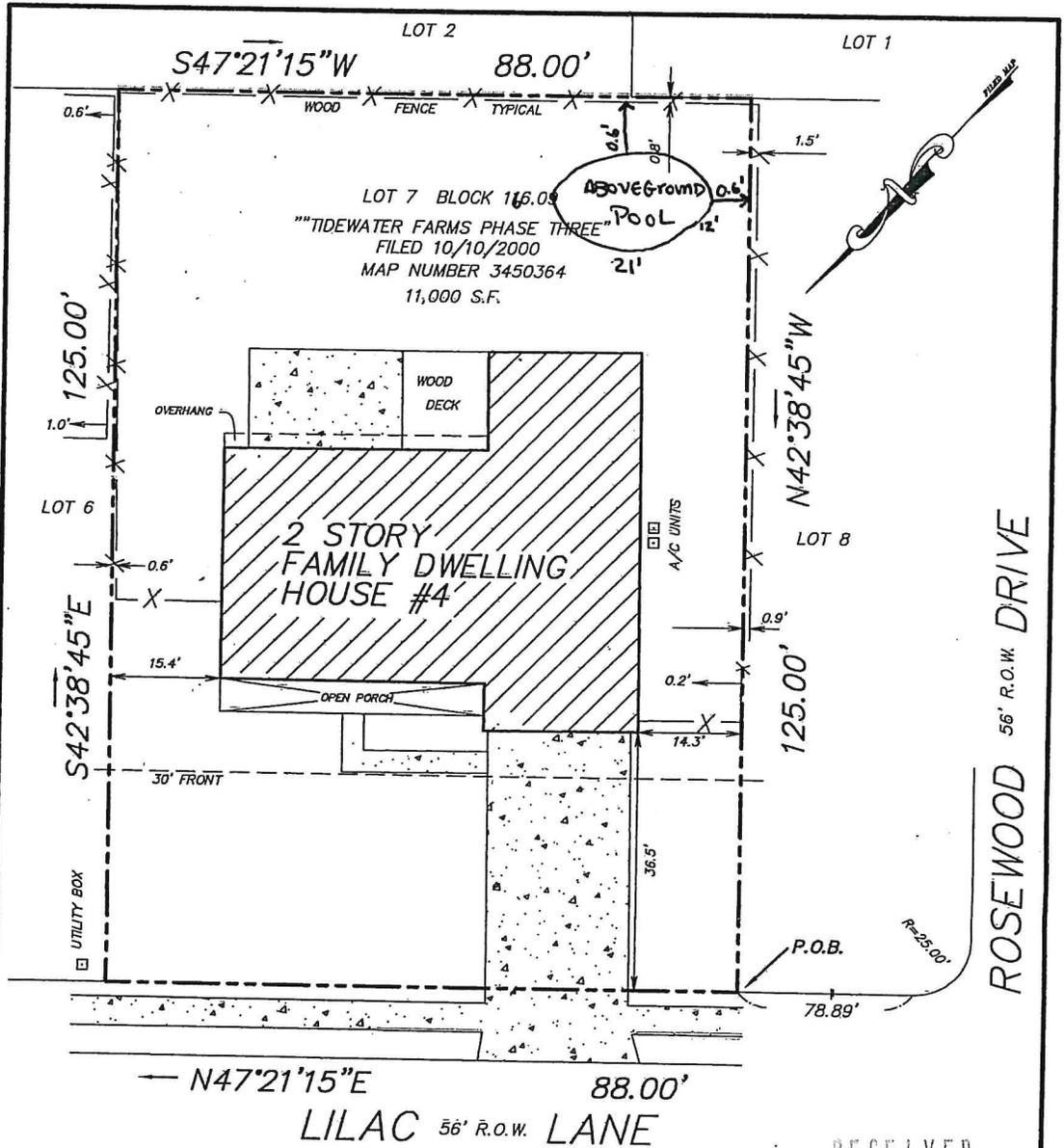
APPLICANT’S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 13th day of MAY, 2020



 JASON VAN LIEU



CERTIFIED TO: JASON VAN LIEU AND ROSE VAN LIEU

THAT THIS SURVEY IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS". THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR TITLE INSURANCE EXCEPT AS FOLLOWS:

- A. TITLE INSURER: WESTCOR LAND TITLE INSURANCE COMPANY AND TITLE EVOLUTION, LLC.
- B. MORTGAGE HOLDER: CREDIT UNION OF NEW JERSEY
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR..
- C. CLOSING ATTORNEY: MILDRED J. HAMILTON, ESQ.

IMPORTANT--NOTES

- 1) WAIVER OF SETTING CORNERS OBTAINED FROM ULTIMATE USER (N.J.A.C. 13:40-5.2(d)).
- 2) THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, UNRECORDED DEEDS AND/OR EASEMENTS.
- 3) OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON, ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS PLAN IS NOT INTENDED FOR ERECTING FENCES, IMPROVEMENTS OR NEW CONSTRUCTION. OFFSET DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION.

THE INFORMATION SHOWN HEREON REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.


 NJ LAND SURVEYOR LICENSE NO. 36765
RICK H. TKACS

PLAN OF SURVEY

LOT 7 BLOCK 166.09
 TOWNSHIP OF FLORENCE
 BURLINGTON COUNTY, NEW JERSEY



RHS
 #1015 POTTS MILL ROAD
 BORDENTOWN, NEW JERSEY 08505
 PHONE 609-499-4453



SCALE: 1"=20' DATE: 8/7/2012 DRAWING NO. 12186

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MAY 19 2020

ZB 2020 / 02

TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS

TAX COLLECTOR'S CERTIFICATION

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MAY 19 2020

ZB 2020 / 02

Applicant's Name, Address and Telephone Number: Jason Van Lieu
4 Lilac Lane, Bordertown NJ 08505
609-649-4858

Block/s: 116.09 Lot/s: 7

Street Address: 4 Lilac Lane, Bordertown NJ 08505

Property Owner's Name, Address and Telephone Number IF DIFFERENT FROM APPLICANT:

I HEREBY CERTIFY THAT:

() There is due to the Township of Florence, on the above property, the following amounts:

Taxes: \$ —

Assessments: \$ —

Water and/or Sewer Charges: \$ —

TOTAL: \$ —

(X) ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.

Christine M. Swiderski

Christine, M. Swiderski, Tax Collector

Date: 4/16/2020

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.

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FLORENCE TOWNSHIP

ZONING OFFICER'S CERTIFICATION

MAY 19 2020
ZB 2020 / 0

xxxxxx ZONING BOARD OF ADJUSTMENT _____ PLANNING BOARD

Applicant's Name, Address and Telephone Number:
Jason Van Lieu, 4 Lilac Lane, Bordentown NJ 08505
609-649-4858

Location of Property:
4 Lilac Lane, Bordentown NJ 08505

Zoning Classification:
R – Low Density Residential District

Block/s: 166.09 Lot/s: 7

Type of Variance/s Required:
Hardship _____ Bulk XXX Use _____

Site Plan Required:
Yes _____ No XX

Site Plan Waiver Requested:
Yes _____ No XX

Relief is being sought from Section Numbers 91-180.A(2)(d) and any and all other sections of the Florence Township Land Use Code as the board may require.

of the Code of the Township of Florence Land Use Chapter 91 for approval to construct a 21' diameter above-ground swimming pool in the rear yard of the property. Said pool with further exceed the already exceeded maximum impervious surface limit of 30%.

Comments: _____

PLEASE NOTE: A COMPLETE APPLICATION MUST SPECIFICALLY REQUEST EACH AND EVERY VARIANCE INVOLVED IN THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO LEARN WHAT ASPECTS OF THE PROPOSED DEVELOPMENT REQUIRES VARIANCES. RELIANCE ON COMMENTS CONTAINED IN THIS FORM WILL NOT BIND THE FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT/PLANNING BOARD AND WILL NOT EXCUSE THE APPLICANT FROM STRICT COMPLIANCE WITH THE PROVISIONS OF THE FLORENCE TOWNSHIP ZONING ORDINANCE AND THE LAND USE ACT OF THE STATE OF NEW JERSEY.



THOMAS A. SAHOL
Assistant Administrator/Zoning Officer

May 20, 2020

DATE

JAMES HOEY
Construction Official/Zoning Officer

DATE

PLEASE NOTE: THIS FORM IS PART OF YOUR APPLICATION AND THE REQUIRED NUMBER OF COPIES *MUST BE SUBMITTED* AT THE TIME YOUR COMPLETED APPLICATION IS PRESENTED TO THE BOARD CLERK.