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NOV 13 2023

MUNICIPALITY OF PRINCETON
ZONING PERMIT APPLICATION

Princeton
Zoning / Engineering

Permit # <u>223-751</u>	Date Received: <u>11/13/23</u>	Fee: \$60.00 (residential) \$80.00 (commercial)
<u>[Signature]</u> Derek W. Bridger, Zoning Officer	<u>11/13/23</u> Date of Approval	

- Application for:
- ☒ A/C Condenser Unit
 - ☒ Fence 6'
 - ☐ Generator
 - ☐ Transformer
 - ☐ Above-Ground Fuel Tank
 - ☐ Solar Panels

- Please check any that apply:
- ☐ New
 - ☒ Replacement
 - ☒ Residential
 - ☐ Commercial

Owner: Feng-Yin Lai & Haidee Lai

Phone # Personal Info

Address: Personal Info

Block: 3.02 Lot: 33 Zone: R1

Contractor: PSI & G for A/C, J&H Construction and Remodeling for fence

Phone # 609-575-8851

Contact email: FENGYIN.FRANKLIN.LAI@gmail.com

Checklist:

1. Will any trees be impacted or removed in connection with this project? Yes ☐ No ☒
If yes, tree removal permit is required.
2. Is the property located in a Historic District? If yes, letter of approval is required. Yes ☐ No ☒
3. Provide two copies of current survey to scale, showing locations of ALL structures, including walkways, proposed fence, air conditioner condenser, generator, solar panels and above ground fuel tank and transformers
4. Provide specifications/ cut sheets for condensers, fence, generator, transformer, tank or solar panels.

For Fences

- can be installed on the property line
- in the former borough fences can be up the 6' in height; in the former township fences can be up to 6 ½' in height
- if the property is located on a corner lot, Police Department sign off is required

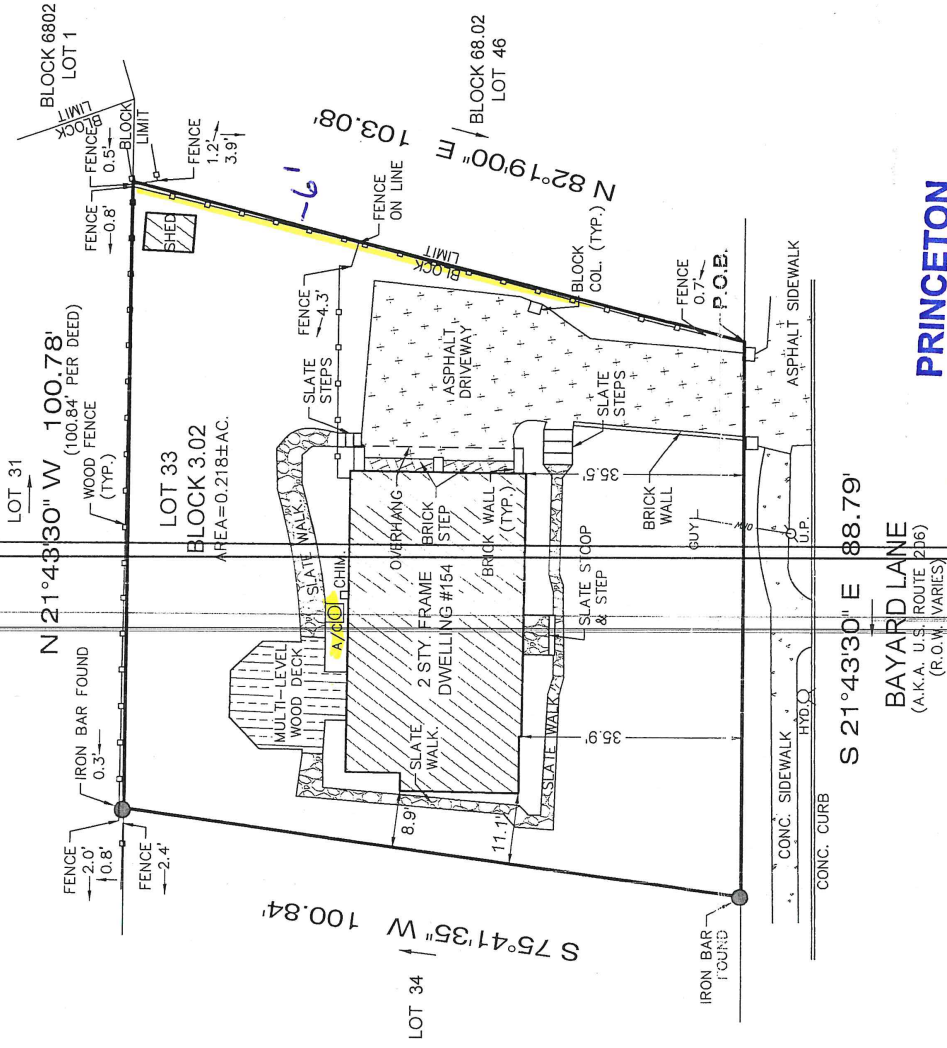
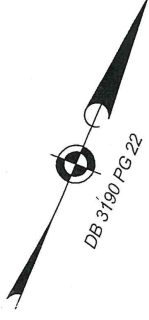
For A/C Condenser Units, Generators, Transformers, and Above-Ground Fuel Tanks

- No such device shall be located in a front yard
- On corner lots and through lots, such device may be located on the side of the property fronting on a secondary street provided it is set back a minimum distance of 10 feet from the property line along the secondary street
- Such devices shall be set back a minimum distance of three feet from the side and rear lot lines, except generators, which shall be set back a minimum distance of five feet from the side and rear lot lines

Solar Panels

- Said panels are affixed to an existing roof on an existing residential dwelling
- Said panels are affixed within the existing footprint of the existing roof
- Said panels do not increase the height of the existing roof by more than six (6) inches
- Solar panels complying with the requirements herein shall be exempt from height requirements, setback to height ratio, height to setback ratios, and required front, side and rear yard setbacks

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PRINCETON
ZONING APPROVED FOR
CONSTRUCTION

DATE 11/13/23

SIGNATURE [Signature]

ZONING OFFICER

PREPARED FOR: FENG-YIN F. LAI AND HAIDEE LAI
TITLE INSURER: SURETY TITLE COMPANY, LLC
MORTGAGE HOLDER: GUARANTEED RATE
BUYER'S ATTORNEY: PHILLIP S. BUZZELLI, Esquire
SPIELBERGER & BUZZELLI

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, NEW JERSEY.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND THE SURVEYOR ACCEPTS NO LIABILITY FOR INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE SURVEY. A TITLE SEARCH WILL BE OBTAINED BY THE CLIENT.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:49-5.10)

DB 3190 PG 22

CERTIFICATE OF AUTHORIZATION: 24GA0222800

MORGAN
engineering & surveying

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www.morganengineeringllc.com

[Signature]

DAVID J. VONSTEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 33

BLOCK 3.02

BOROUGH OF PRINCETON

COUNTY OF MERCER

NEW JERSEY

Scale: 1"=20' Drawn By: JCS Date: 3/30/2022 JOB #: 22-02829 CAD File #: 22-02829 Sheet #: 1 OF 1

Redaction Log

Total Number of Redactions in Document: 2

Redaction Reasons by Page

Page	Reason	Description	Occurrences
1	Personal Info	Daniel's Law	2

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
Personal Info	Daniel's Law	1(2)