



Application

GENERAL LAND USE APPLICATION

1. Applicant's Name:	Akash S. Patel
Contact Person:	Akash Patel
Address:	5 Cottage Place Drive Robbinsville, NJ 08691
Telephone:	704-244-1175
Email:	apbaps@yahoo.com
Relationship to Owner:	Owner

2. Property Address:	5 Cottage Place Drive Robbinsville, NJ 08691
Development Name:	Washington Heights
Zoning District:	
Tax Map Page:	Block: 25.01 Lot(s) B

3. Property Owner:	Akash Patel
Contact Person:	Akash
Address:	Same as Above
Telephone:	
Email:	

4. Name of Attorney	None
Firm:	
Address:	
Telephone:	
Email:	

5. Name of Engineer:	None
Firm:	
Address:	
Telephone:	
Email:	

6. Name of Architect:	None
Firm:	
Address:	
Telephone:	
Email:	

7. Application Type:

(Check all applicable - a completed Checklist is required for each)

☐	Appeal
☐	Certificate of Nonconformity Request
☐	Conceptual/Informal Review
☐	Extension of Prior Approvals
☐	Home Occupation Permit
☐	• Interpretation of the Zoning Map or Ordinance
☐	Site Plan – Preliminary Major, Residential. No. of Units proposed:
☐	Site Plan – Final Major, Residential. No. of Units proposed:
☐	Site Plan – Preliminary Major, Non-Residential. Total GFA proposed:
☐	Site Plan – Final Major, Non-Residential. Total GFA proposed:
☐	Site Plan – Minor Site Plan
☐	Site Plan – Administrative Site Plan Review (☐ check if related to a pool or sports court)
☐	Site Plan – Waiver of Site Plan
☐	Subdivision – Preliminary Major. Total No. of Lots proposed:
☐	Subdivision – Final Major. Total No. of Lots proposed:
☐	Subdivision – Minor. Total No. of Lots proposed:
☐	Variances – Residential Bulk. No. of Bulk Variances:
☐	Variances – Residential 'D'. No. of 'D' Variances: No. of Units:
☐	Variances – Non-Residential 'D'. No. of 'D' Variances: Total GFA:
☐	Other

* Check all applicable and submit appropriate Checklist for each application type

8. Is the property served by public sewer or septic system?

~~Septic~~ Public Sewer

9. Is the property served by public water system or private well?

Public Water

10. Has there been a previous appeal or approval for this property?

NO

If so, please describe:

11. Provide a brief history of the site, its location and description of current use(s) of property:

The area is open lawn set back from the road frontage, in the following order: roadway, a narrow grass strip of approx 3 ft., sidewalk, then a line of mature oak and evergreen trees along the property edge, followed by open lawn where the fence is proposed, and finally the residence. Please see picture provided

12. Provide written narrative of proposal, be specific (include proposed development, use and/or description of operations:

Proposing a 6ft privacy fence along the side yard of corner lot. Fence is needed to secure the yard for the family including 6yr old daughter and 18 year old niece and neighborhood friends. There is no new sight line or traffic impact as the area is already set back from the road by sidewalk and mature trees. The fence sits approx 20ft from sidewalk and approx 27ft from the road. This type of variance is common in the area with atleast 5-6 comparable properties within walking distance, which have approved and installed fences, supporting a finding of no substantial detriment to the public good or zoning plan.

Copies of any applicable Checklists and the required submission items, including administrative forms, fees and digital copies, must be provided as one comprehensive submission at time of filing.

I have reviewed the By-Laws of the Planning and Zoning Boards, the general instructions to applicants, the application and accompanying documentation and consent to filing of the same with the Township of Robbinsville Planning Board/Zoning Board. I certify that all statements contained herein, any documents and plans filed herewith are true and correct to the best of my knowledge, information and belief. By signing as the applicant, I also certify that I am an authorized signatory and have full authority this execute this application.


Applicant's Signature

7/14/2021
Date

Akash Patel
Applicant's Name & Title, printed

I do hereby accept the responsibilities as agent for this application (if different from applicant).

Agent's Signature

Date

Agent's Name & Title, printed

TOWNSHIP USE ONLY BELOW THIS LINE

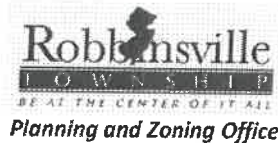
Application No:

Fees Paid:

Date Received:

Escrow Paid:

Referred To:
(Planning Board or Zoning Board)



WAIVER/VARIANCE REQUEST FORM

Applicant's Name: Akash Patel

Address: 5 Cottage Place Drive
Robbinsville NJ 08691

Development Name: Washington Hergruts

Township of Robbinsville Tax Block(s): 25.01, Lot(s): 13

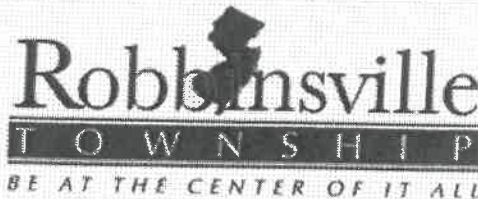
This form is an integral part of any development checklist submitted to the Township of Robbinsville wherein waivers from design standards, waivers from application checklist submission items or variances are requested. All requests should be specific and should reference the relief requested by Ordinance, Codebook Section or Checklist item. This form must be completed for all requested or required waivers/variances and submitted with the application in order for the application to be considered complete.

It is the applicant's or its professionals' responsibility to complete this form in order for proper consideration to be given to the request. Adequate documentation and support data shall be provided with each request in order for the Township to determine the appropriateness of the request. Where technical references or support data are given, the request form shall be signed and sealed by the appropriate professional.

DESIGN WAIVER/VARIANCE REQUEST FORM (CONTINUED)

**Ordinance/Codebook
or Checklist Reference**

**Explanation and Support Data for Submission Waiver,
Design Waiver or Variance Request**



Planning and Zoning Office
2298 Route 33, Robbinsville, NJ 08691
Phone (609) 259-3600 Fax (609) 259-2128

AFFIDAVIT OF OWNERSHIP

State of New Jersey, County of Mercer, SS.:

Owner's name: Akash S Patel of full

age, being duly sworn according to law on oath depose(s) and say(s) that he/she/they reside(s)

at 5 Cottage Place Drive in the

Township of Robbinsville in the County of Mercer

and State of New Jersey that he/she/they is/are the owner in fee of all

that certain lot, piece or parcel of land situated, lying and being in the Township of Robbinsville, New Jersey, and known and designated as:

Block(s) 25.01, Lot (s) 13, also known as (Address):

5 Cottage Place Drive, Robbinsville, New Jersey.

Sworn and subscribed before me this 14 day of July 2026.

Minaxi D Varma
(Notary)

Akash Patel
(Owner's Signature)

MINAXI D VARMA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCT 13 2030

Akash Patel
(Owner's Name, Title)

AUTHORIZATION

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

To the Planning/Zoning Board:

_____ is hereby authorized to make this application.

Applicant's relationship to Owner: _____

(Owner's Signature)

(Date)



Planning and Zoning Office
2298 Route 33, Robbinsville, NJ 08691
Phone (609) 259-3600 Fax (609) 259-2128

CONSENT TO ENTRY

The undersigned hereby consents to the entry onto the property known as:

(Address) 5 Cottage Place Drive, also known as:

Block 25.01, Lot(s) 13 on the Tax Map of the

Township of Robbinsville, by the members of the Township of Robbinsville Planning Board or Zoning Board, consultants and professionals representing the Boards, members of the Township of Robbinsville Environmental Commission, and other officials of the Township pertaining to this application, to perform an inspection of the subject property in connection with the land use application which is submitted herewith for approval by the appropriate Township Land Use Board.

By signing this consent, I affirm that I have full authority to execute this consent.


(Signature of Owner)

7/14/2026
(Date)

Akash Patel
(Name, Title - printed)

5 Cottage Place Drive Robbinsville NJ 08691
(Address of Owner)



Planning and Zoning Office
2298 Route 33, Robbinsville, NJ 08691
Phone (609) 259-3600 Fax (609) 259-2128

TAX & UTILITY ASSESSMENT CERTIFICATION

Taxes and Utility Assessments must be certified as current when filing a General Land Use application and at time of hearing.

Include all affected lots.

Block 25.01, Lot 13
Block _____, Lot _____
Block _____, Lot _____
Block _____, Lot _____

Property Address: 5 Cottage Place Drive

Owner's Name: Akash Patel

Applicant's Name: Akash Patel

FOR TAX OFFICE USE ONLY:

☒ Taxes are Current ☐ Taxes are Delinquent
☐ No Sewer Connection ☒ Sewer is Current ☐ Sewer is Delinquent

Taxes for the next quarter are due 11/1/26
(Date)

CERTIFIED THAT TAXES AND UTILITY ASSESSMENTS HAVE BEEN PAID AND ARE CURRENT BY:

Molly Lort
Office of the Tax Collector

8/20/26
Date



Planning and Zoning Office
2298 Route 33, Robbinsville, NJ 08691
Phone (609) 259-3600 Fax (609) 259-2128

ESCROW AGREEMENT

This agreement made this 7 day of July 20 26 between:

NAME: Akash Patel

ADDRESS: 5 Cottage Place Drive

TYPE OF APPLICATION: General Land Use BLOCK 25.01 LOT 13

Hereinafter called "Applicant"

and:

The Township of Robbinsville, in the County of Mercer, a municipal corporation of the State of New Jersey; Hereinafter called "Township"

WITNESSETH:

THAT the Applicant has submitted a development application to the Township's Planning Board/Zoning Board for consideration in accordance with the New Jersey Municipal Land Use Law and the Township of Robbinsville Land Use and Development Ordinance and Applicant hereby covenants and agrees as follows:

1. Applicant agrees to pay all costs related to the Township's review and administration of the proposed application with said costs including but not limited to:
 - A. Conceptual review by the Technical Review Committee (TRC), Planning Board Work session, which entails professional consultant services as may be required by the Township;
 - B. Full application professional review by the Township's TRC and Planning Board/Zoning Board, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
 - C. In house application review of the application by the Township's Department of Health and any other extraordinary review by any other department, office or municipal employee as may be required by the Township.
 - D. Administration and handling of the application by the Township's Planning Office/Zoning Office and/or Office of the Township Clerk with said costs including but not limited to: secretarial and clerical administrative handling, escrow account bookkeeping, accounts receivable and payable, TRC and Board meeting secretarial/recording services.
 - E. All tax map plotting services required to reflect approved conditions on the official Tax Maps of Robbinsville.

2. Applicant understands and agrees to pay all costs as set forth above from the date of initial application submission through the Township's signature of approved plans which shall include any costs for extensions and revalidations.
3. Applicant understands and agrees to deposit with the Township's Planning Office/Zoning Office an initial application filing fee in accordance with fees and permits section of the Ordinance upon submission of the application.
4. Applicant understands and agrees that the Township will draw down from said deposit to cover costs as set forth in Section 1 above.
5. Applicant understands and agrees to pay WITHIN TEN BUSINESS DAYS of receipt of the Township's statement/billing all additional costs as may be incurred and billed to the applicant by the township relative to the review and administration of the application even if the costs of said review and administration exceed the initial filing fee deposit.
6. Applicant understands and agrees that in the event Applicant fails to pay a billed amount, the Township may discontinue Planning Board/Zoning Board review and consideration on said application or if Planning Board/Zoning Board approval has been previously granted, the Township may deny issuance of a construction permit and/or certificate of occupancy or if permit has been previously issued Township may initiate a Stop Work Order.
7. Township agrees to refund to applicant any sum deposited with Township for review and administration of the application not spent nor needed by the Township.
8. Applicant agrees and understands that it is incumbent on the applicant to periodically monitor the status of said escrow account. Applicant should verify the escrow account balance one week prior to any public hearing. If an escrow account is deficient, the application may not be heard by the Board.
9. Applicant agrees and understands that it is the responsibility of the applicant to pay all escrow charges even if the applicant sells or conveys said property cited above to another party. An applicant may enter into an assignment agreement with any new developer, which would be reviewed by the Township Attorney for approvals.
10. Applicant will complete the attached Escrow Account Contact Information form. Applicant agrees and understands that if there is any change in Applicant/Developer or any change in the Applicant's/Developer's address or contact information, the Applicant is responsible to notify the Township of Robbinsville Finance Department and the Administrative Officer and will amend any necessary documents.

 Akash Patel

Applicant's Name - Print



Applicant's Signature

Administrative Officer

7/14/2026

Date

Date



Planning and Zoning Office
2298 Route 33, Robbinsville, NJ 08691
Phone (609) 259-3600 Fax (609) 259-2128

Application #: _____
Escrow Account #: _____

ESCROW ACCOUNT CONTACT INFORMATION

Name of Applicant: Akash Patel
Project Address: 5 Cottage Place Drive
Project Block: 25.01 Lot(s): 13

Person or firm responsible for receiving and discussing financial/escrow account information (this would include receiving copies of any vouchers/invoices, account statements, requests to replenish the escrow account-per the escrow agreement, etc.):

Name: Akash Patel
E-mail address: apbaps@yahoo.com
Address: 5 Cottage Place Drive Robbinsville NJ 08691
Phone number: 704-244-1175

Robbinsville Township will send all escrow documents via email and will request the Board's professionals do the same.

All correspondence concerning escrow accounts shall be directed to the Township of Robbinsville Finance Department. I understand that if there is any change in Applicant/Developer or any change in the Applicant's/Developer's address or contact information, I am responsible to notify the Township of Robbinsville Finance Department and the Administrative Officer and will amend any necessary documents.

By signing this form, I certify that I am an authorized signatory and have full authority to have/grant access to this Developer's escrow account information.

SIGNATURE

DATE

NAME, TITLE

For Dept. Use:

- ☐ Save to Server
- ☐ Copy to Finance
- ☐ Add to Escrow Sheet



Application:	
Date Rcvd.:	
Received by:	

RESIDENTIAL BULK VARIANCE CHECKLIST

1. Applicant's Name:	Akash Patel
Contact Person:	Akash Patel
Address:	5 Cottage Place Drive
Telephone:	704 - 244 - 1175
Email:	apbaps@yahoo.com
Relationship to Owner:	owner

2. Property Address:	5 Cottage Place Drive
Development Name:	Washington Heights
Zoning District:	
Block(s):	
Lot(s):	

3. Property Owner:	Akash Patel
Contact Person:	
Address:	Same as Above
Telephone:	
Email:	

4. Name of Attorney:	None
Firm:	
Address:	
Telephone:	
Email:	

5. Has this property ever been subject of a previous application to the Planning or Zoning Board?	
If so, please describe (incl. Resolution #):	no

6. Description of Property, brief history of the site, its location and description of current use(s) (may attach addendum):

7. Provide Detail of the Exact Nature of the Application (may attach addendum):

8. Description of Relief Requested, including Section(s) of Ordinance variance is requested (may attach addendum):

INSTRUCTIONS:

1. This checklist shall be completed by the applicant or its authorized representative and submitted with the application. This checklist shall be used in determining completeness or incompleteness of the application pursuant to Robbinsville Township's Land Use and Development Ordinance(s). The applicant is advised that failure to provide all data required on this checklist or failure to apply for the appropriated waivers will render the application incomplete. Applications will not be placed on an agenda until it has been deemed complete by the Administrative Officer.
2. Applicant to complete checklist column with an "X" in the appropriate column. A waiver should be requested for all checklist item you may consider "not applicable" ("n/a") and reason(s) you would consider it "not applicable." **** All waivers requested should be explained in detail on the Waiver/Variance Request Form.** Failure to provide a reason for the request will render the application incomplete.
3. The Technical Review Committee (TRC) will determine if any item where a waiver is requested shall be required to be provided and the application shall be considered incomplete if not provided.
4. The applicant shall submit three (3) collated copies of all correspondence (including cover and response letters) and administrative forms. The applicant shall submit three (3) signed and sealed copies of all maps, plans or reports and all additional submission item(s). All submissions must include a digital copy in pdf. format of all submission items (email to BoardSecretary@robbinsville.net, dropbox, thumb drive or disk). All re-submissions must include a point-by-point response letter addressing all comments from the Board's professionals or from the Technical Review Committee (TRC) Meeting. All submissions must be made as one comprehensive submission, not under separate cover.

I. ADMINISTRATIVE			
Township Use Only		Provided per Checklist	**Waiver Requested
☒	1. Completed General Land Use Application Form.	X	
☐	2. Completed Fee Schedule Form.	Y	
☐	3. Payment of Required Fees (two separate checks).	X	
☐	4. Completed Escrow Agreement Form with Escrow Contact Sheet.	✓	
☐	5. Completed W-9 Form (for Escrow Account).	✓	
☐	6. Tax & Utility Assessment Certification Form (Applicant part complete)	X	
☐	7. Completed Waiver/Variance Request Form.		
☐	8. Completed Affidavit of Ownership Form (notarized).	Y	
☐	9. Completed Disclosure Statement Form.	X	
☐	10. Completed Consent of Entry Form.	f	
☐	11. Completed Checklist(s) for All Applicable Requests.	f	
☐	12. "Zoning Permit Denial" or "Notice of Violation" (N.O.V.) from Zoning, Code or Construction Official.		
☐	13. Resolution(s) for all previous Planning/Zoning Board approvals.		
☐	14. Proposed Operations Statement, including details of proposed use(s), hours of operation, number of employees, provisions for maintenance, etc., signed by Applicant and notarized.		
☐	15. Current Survey (< 2 years old), to scale, accurately showing all existing conditions (including fencing, pavement, pools, all buildings and structures), with accurate distances from property lines shown.		
☐	16. Plan based on Current Survey, to scale, showing existing conditions and proposed structures, additions, driveways, pools, other buildings or structures, including proposed dimensions, with proposed distances from property lines shown.		
☐	17. Completed Bulk Requirements Schedule/Table, indicating the Zoning District, showing Permitted, Existing and Proposed improvement conditions (shown on plan).		

☐	18. For adjoining properties, distance from structures to nearest property line of subject property (shown on plan).		
☐	19. Location of existing and/or proposed septic systems and wells on property (shown on plan).	N/A	
☐	20. Location of all easements (including conservation, buffer, etc.), public right-of-ways, etc. (shown on plan).	x	
☐	21. Location of all proposed landscaping, and/or all relocation of existing landscaping (shown on plan).		
☐	22. Spec sheets, brochures, and/or architectural elevations showing details of proposal, including size, height, materials, design, color, etc.		
☐	23. Photographs of property views from street and all other off-site area(s) visible to proposed improvement(s), aerial photos of site.	y	
☐	24. List of all necessary Outside Agency Approvals, with copies of each.		
☐	25. Complete application, filed as one submission, with quantities and digital copies as noted in the Instructions, #4.		

II. PRIOR TO PUBLIC HEARING		Acknowledged by Preparer (Initial)
☐	26. The notice of publication and the notice of service on the affected owners must be accomplished at least ten (10) days prior to the hearing date scheduled by the Administrative Officer. Affidavit of Proof of Service on all property owners and entities noted on a Certified Property Owners List (include a copy), a copy of the notice provided, certified mailing slips and proof of publication in the designated newspaper, must be filed with the Administrative Officer before the application will be considered complete and the hearing can proceed.	AP
☐	27. Witness/Exhibit List shall be provided five (5) days prior to hearing: Exhibit A-1: Complete Application Package (current version of all submission items). Exhibit A-2: Board's Professional's Review Memos. Exhibit A-3: Affidavit of Proof of Service Package. • Exhibit A-4: (continue with any additional exhibits to be introduced, if any).	
☐	28. Tax & Utility Assessment Certification Form, to be re-certified, if necessary.	
☐	29. Escrow Account must be current prior to hearing.	

Person Preparing Checklist:	
Firm:	
Address:	
Telephone:	
Email:	

CERTIFICATION:

I have prepared this checklist and confirm that I have provided a response to all waivers being requested and listed all variance relief sought on the Waiver/Variance Form. I certify that the checklist is complete and accurate.

Signature/Certification of Person Preparing Checklist

Date

TOWNSHIP USE ONLY BELOW THIS LINE

Application No: _____ Fees Paid: _____
 Date(s) Received: _____ Escrow Paid: _____
 Referred To (Planning Board or Zoning Board): _____

NAME Akash Patel
ADDRESS 5 Cottage Place Drive
DATE 7/14/2026
APPLICATION # _____

Planning/Zoning Board Secretary
Township of Robbinsville
2298 Route 33
Robbinsville, N.J. 08691

Dear Planning/Zoning Board Secretary:

I have recently submitted an application for General Use (Fence)
before the Township of Robbinsville Planning/Zoning Board. I am requesting a certified tax list of
property owners within 200 feet for the property known as:

Block _____ Lot(s) _____

on page _____ of the Township of Robbinsville Tax map from your office.

Enclosed is a check to cover the fee for this request (\$.25 per name or \$10.00 whichever is greater).

Thank you for your assistance and co-operation.

Sincerely,


Applicant _____

Please check one:

_____ I will pick up the tax list one week from the above date on: _____

_____ Please mail the list to me in the self-addressed pre-stamped envelope which is enclosed.

_____ Please email the list to me at: _____

FEE COMPUTATION SCHEDULE

Applicant: Akash Patel Date: 7/14/2026

Block: _____ Lot(s): _____

Computed by: _____ Title: _____

Lot Area: _____ Acres = _____ s.f. Parking spaces proposed: _____

Non-Residential ☐ Residential ☐

	<u>Administrative Fees</u>	<u>Escrow Deposit</u>
SUBDIVISION (# of lots _____)		
Minor Subdivision	_____	_____
Preliminary Major	_____	_____
Final Major	_____	_____
SUBTOTAL	\$ _____	\$ _____
SITE PLAN		
Minor	_____	_____
Non-Residential (Gross Floor Area: _____)	_____	_____
Preliminary Major	_____	_____
Final Major	_____	_____
Residential (# of units _____)	_____	_____
Preliminary Major	_____	_____
Final Major	_____	_____
Waiver of Site Plan	_____	_____
Administrative Site Plan Review	_____	_____
Pool and Sports Courts	_____	_____
Other than Pools & Sports Courts	_____	_____
SUBTOTAL	\$ _____	\$ _____
VARIANCES		
Bulk/Hardship (# of bulk variances _____)		
Residential	<u>200.00</u>	<u>2500.00</u>
Non-Residential	_____	_____
"D" Variances (# of 'D' variances _____)		
Residential	_____	_____
Non-Residential (Gross Floor Area _____)	_____	_____
SUBTOTAL	\$ <u>200.00</u>	\$ <u>2,500.00</u>
OTHER		
Appeals and Interpretations	_____	_____
Certificate of Nonconformity	_____	_____
Conceptual/Informal Review	_____	_____
Design Waiver(s)	_____	_____
Educational Training Fee	<u>30.00</u>	_____
Home Occupation	_____	_____
Publication of Decision Fee	<u>75.00</u>	_____
Signage	_____	_____
Other	_____	_____
SUBTOTAL	\$ <u>105.00</u>	\$ _____
TOTAL OF ABOVE	\$ <u>305.00</u> *	\$ <u>2,500.00</u> *

* Please submit two (2) checks payable to Township of Robbinsville, one for fees and one for escrow.



BE AT THE CENTER OF IT ALL

Planning and Zoning Office
2298 Route 33, Robbinsville, NJ 08691
Phone (609) 259-3600 Fax (609) 259-2128

Application #: _____
Escrow Account #: _____

ESCROW ACCOUNT CONTACT INFORMATION

Name of Applicant: Akash Patel

Project Address: 5 Cottage Place Drive

Project Block: 25.01 Lot(s): 13

Person or firm responsible for receiving and discussing financial/escrow account information (this would include receiving copies of any vouchers/invoices, account statements, requests to replenish the escrow account-per the escrow agreement, etc.):

Name: Akash Patel

E-mail address: apbaps@yahoo.com

Address: 5 Cottage Place Drive Robbinsville NJ 08691

Phone number: 704-244-1175

Robbinsville Township will send all escrow documents via email and will request the Board's professionals do the same.

All correspondence concerning escrow accounts shall be directed to the Township of Robbinsville Finance Department. I understand that if there is any change in Applicant/Developer or any change in the Applicant's/Developer's address or contact information, I am responsible to notify the Township of Robbinsville Finance Department and the Administrative Officer and will amend any necessary documents.

By signing this form, I certify that I am an authorized signatory and have full authority to have/grant access to this Developer's escrow account information.

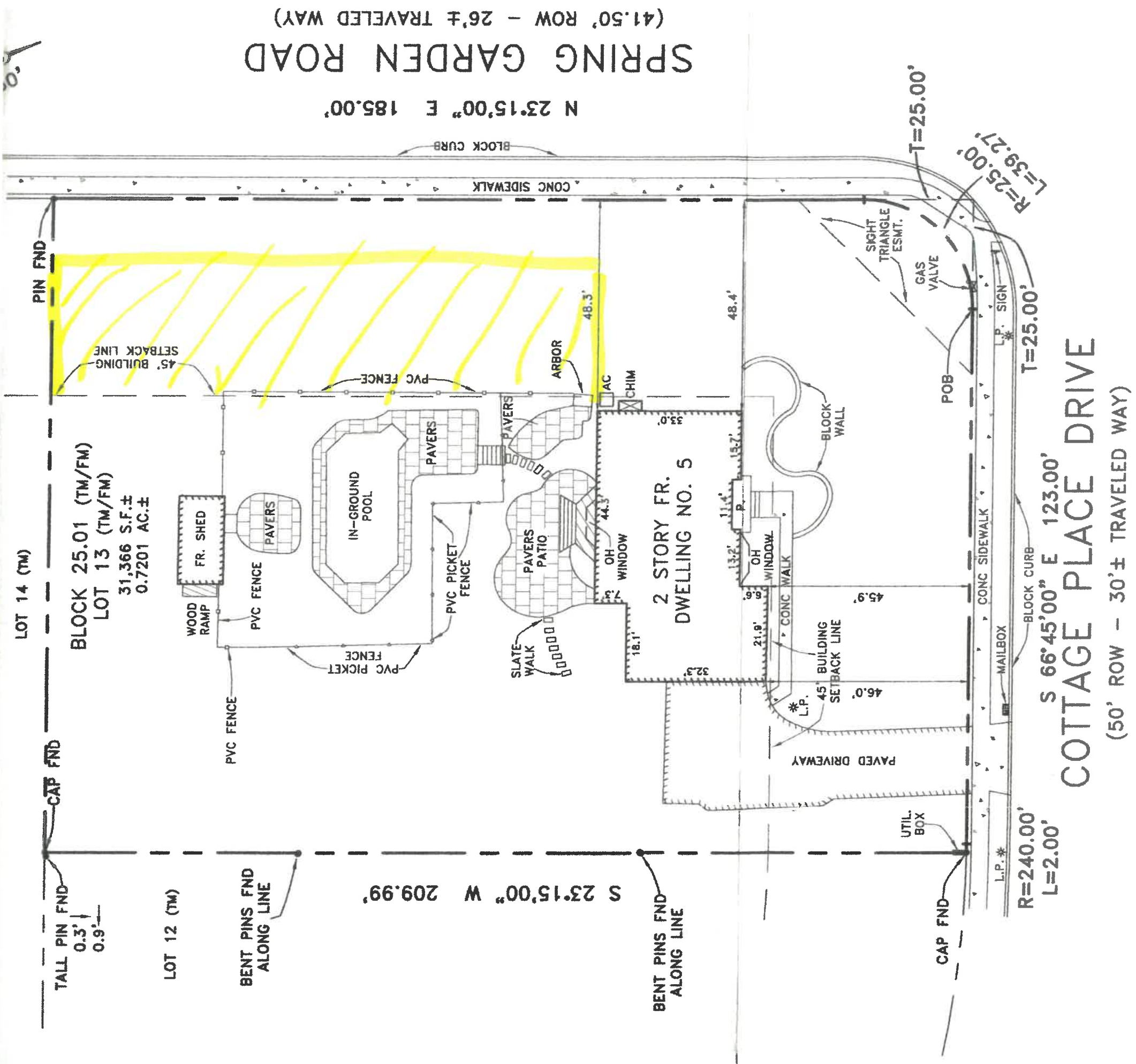
SIGNATURE

DATE

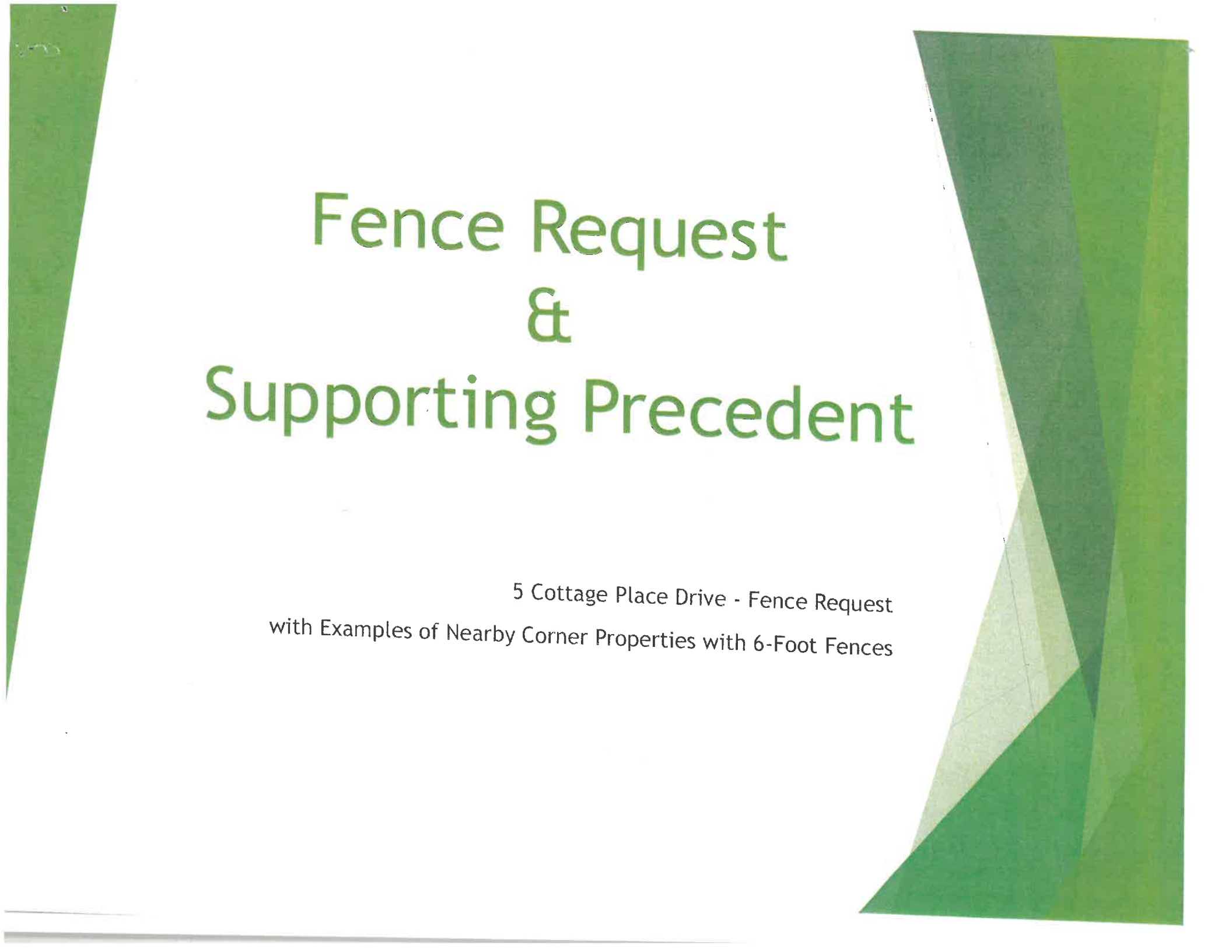
NAME, TITLE

For Dept. Use:

- ☐ Save to Server
- ☐ Copy to Finance
- ☐ Add to Escrow Sheet



STATE THIS SURVEY CALIBRATED WITHOUT THE BELIEF OF A TITLE

The page features abstract green geometric shapes on the left and right sides, consisting of various shades of green triangles and polygons that create a modern, layered effect.

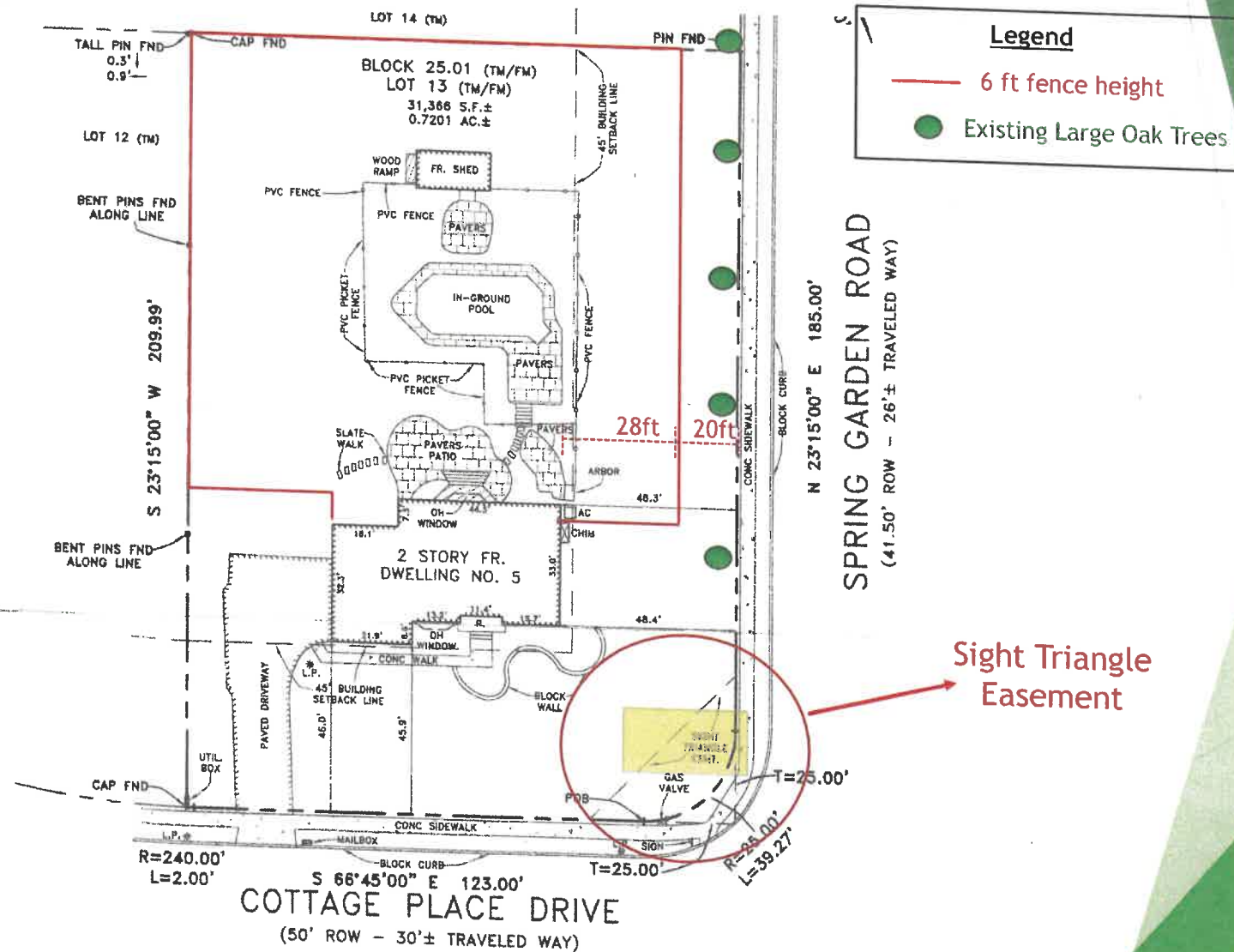
Fence Request & Supporting Precedent

5 Cottage Place Drive - Fence Request
with Examples of Nearby Corner Properties with 6-Foot Fences

5 Cottage Place

Request

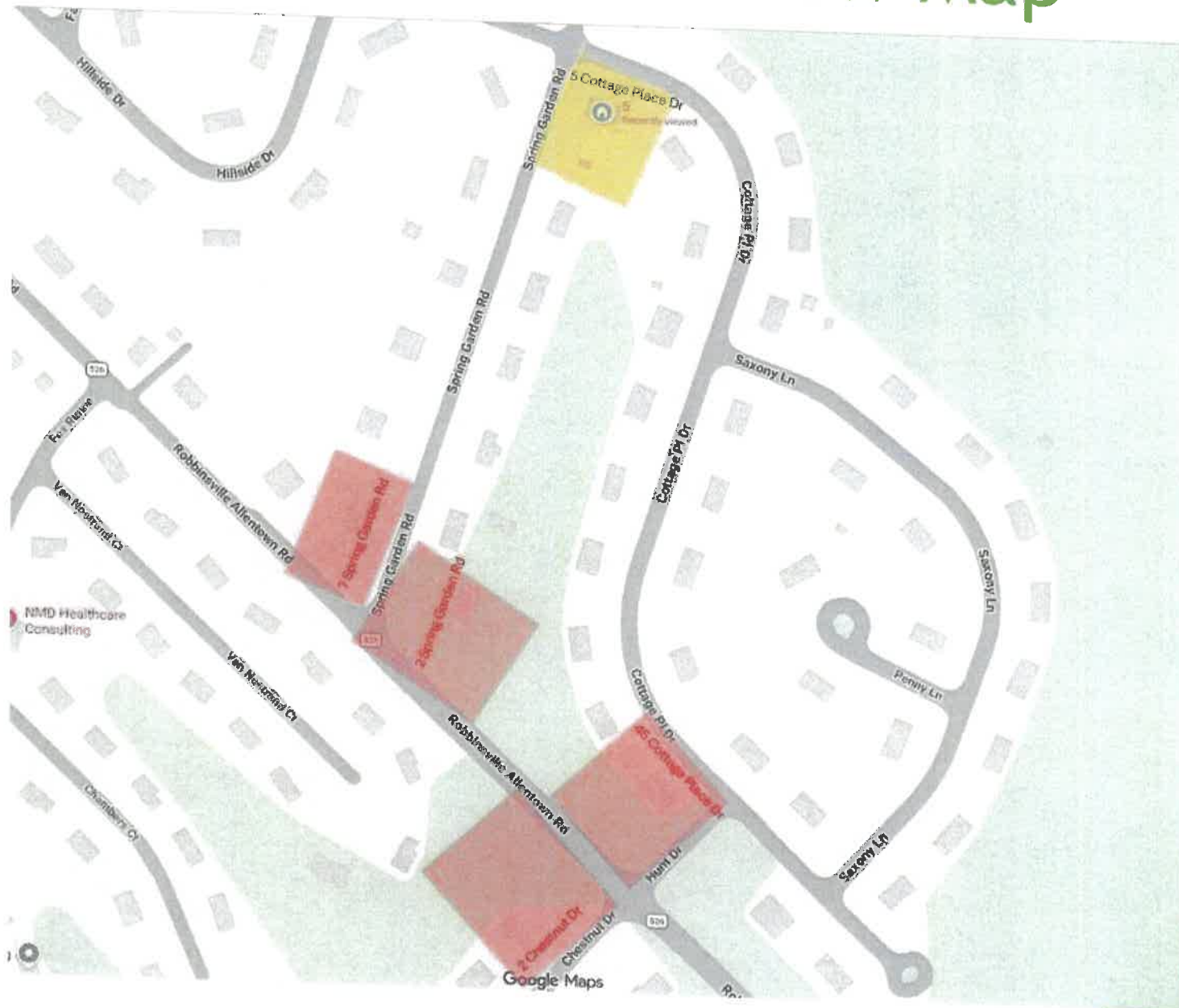
Requested Approval



Requested Approval



Neighborhood Overview Map



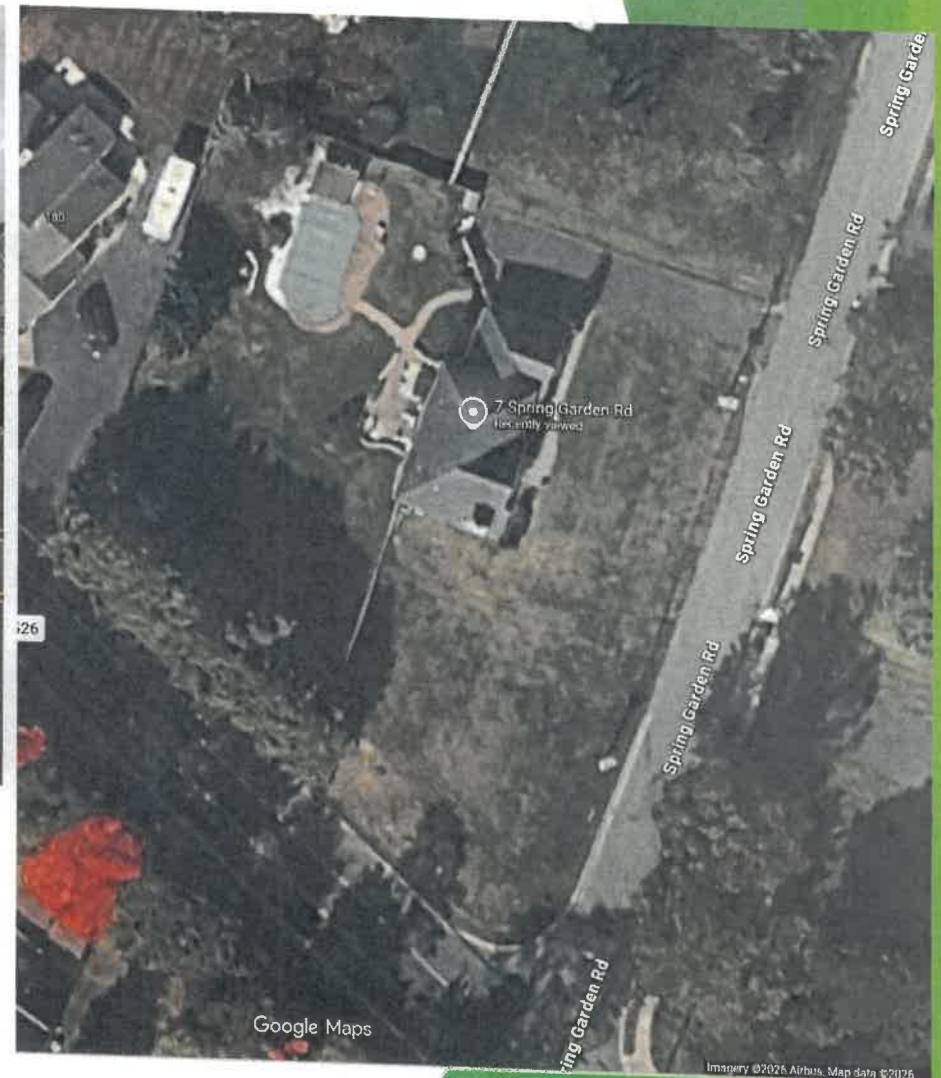
45 Cottage Place Dr - Existing 6 ft Fence Example



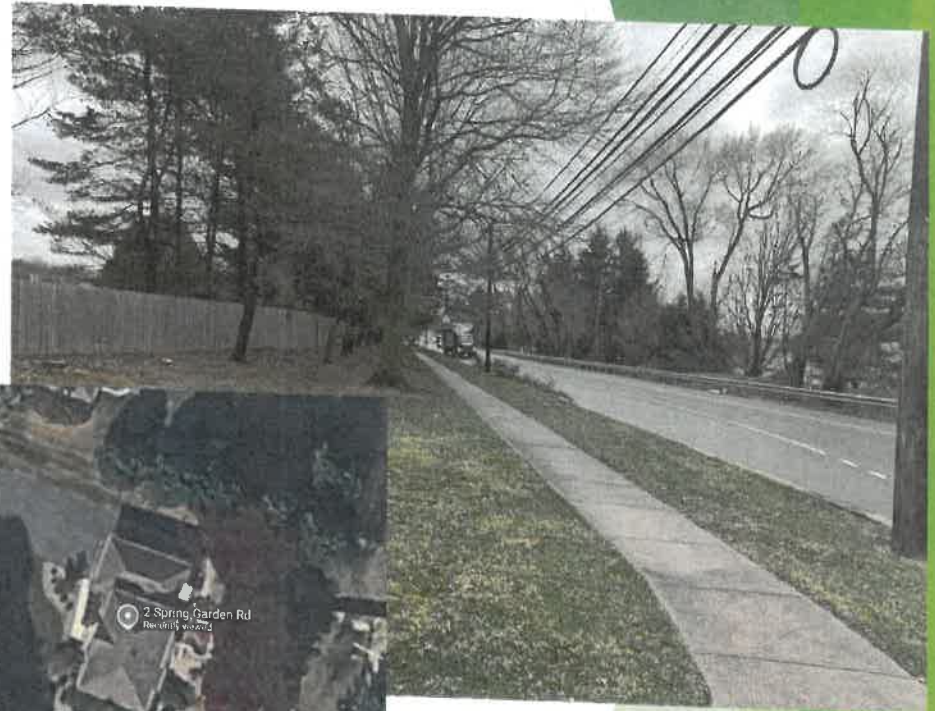
2 Chestnut Dr - Existing 6 ft Fence Example



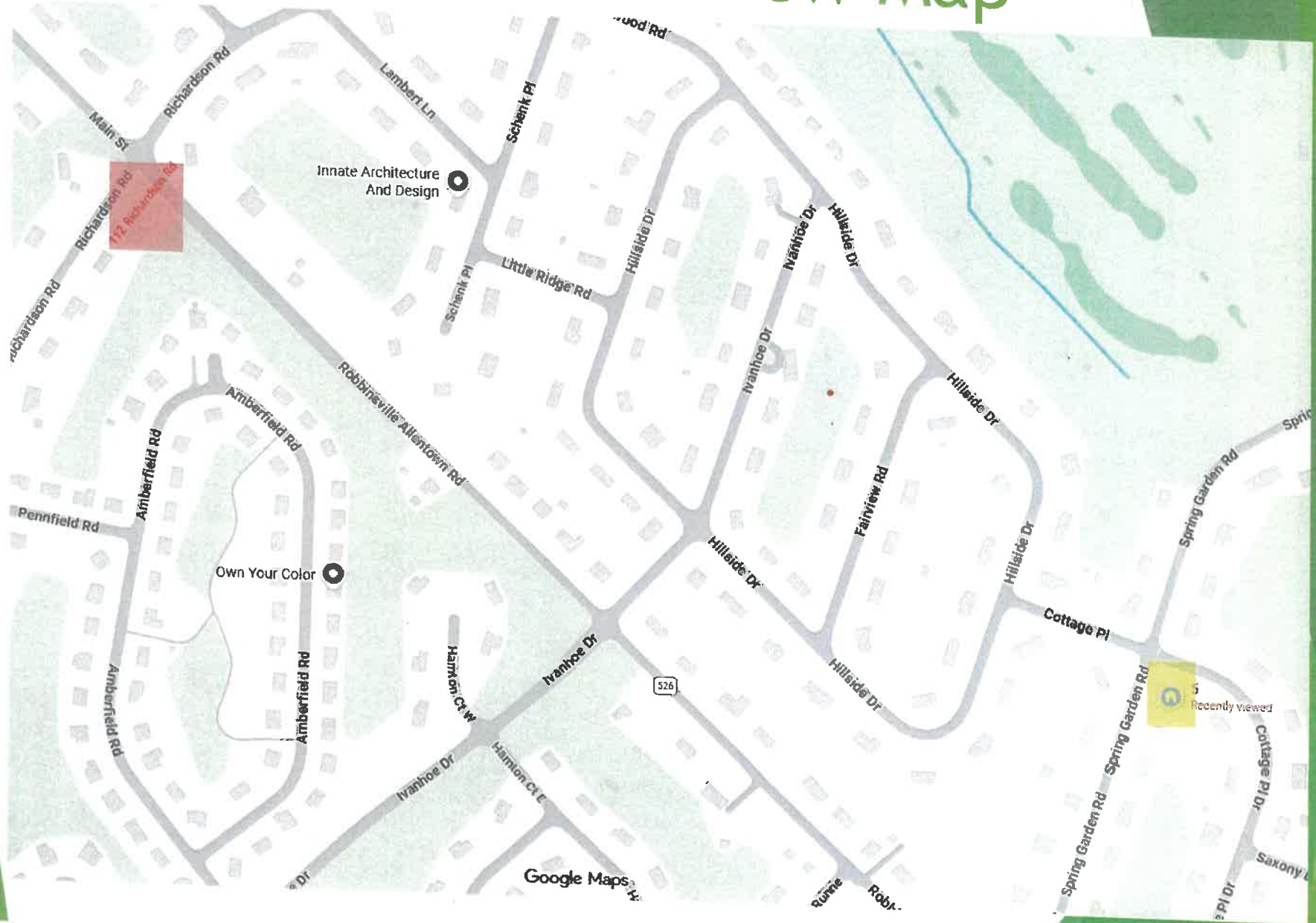
7 Spring Garden Rd - Existing 6 ft Fence Example



2 Spring Garden Rd - Existing 6 ft Fence Example

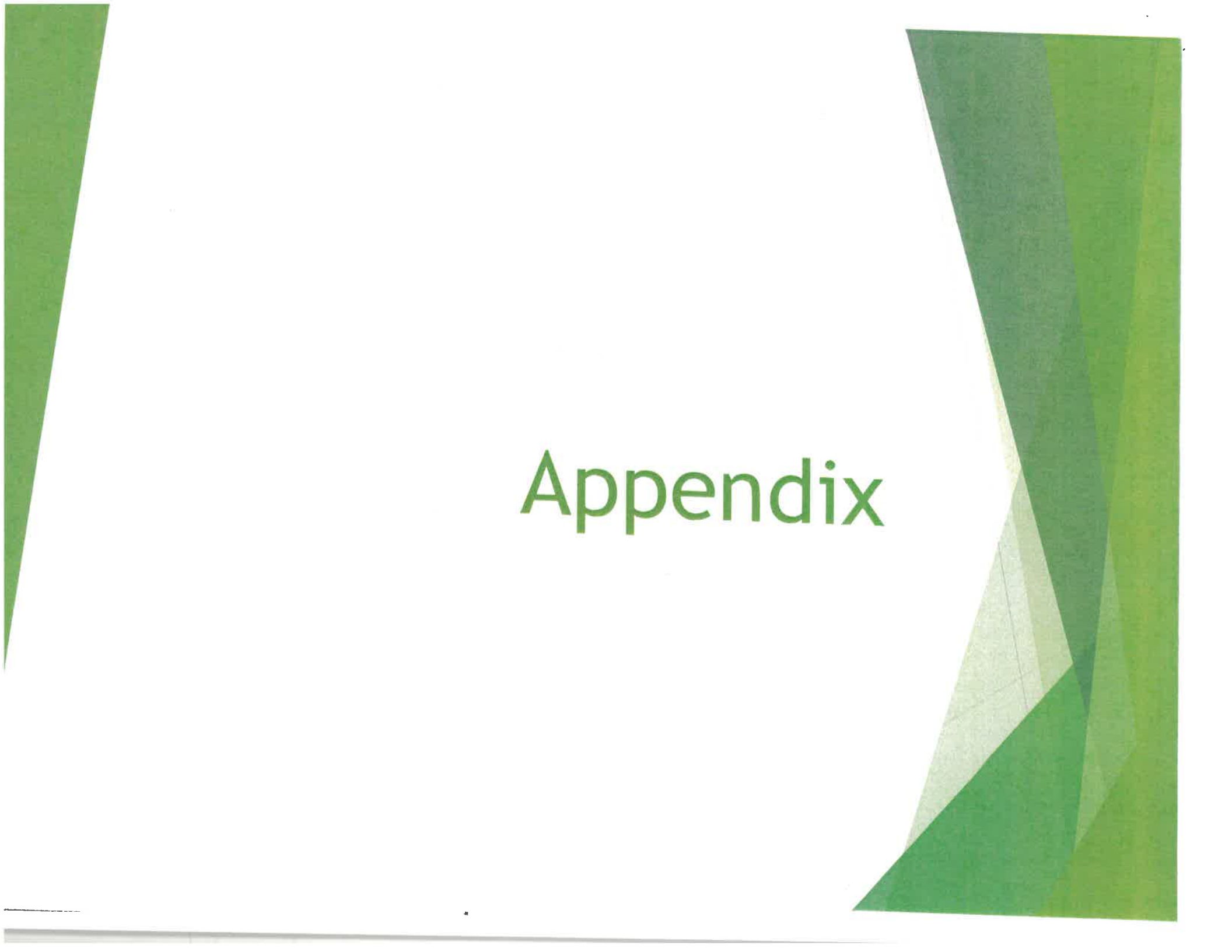


Neighborhood Overview Map

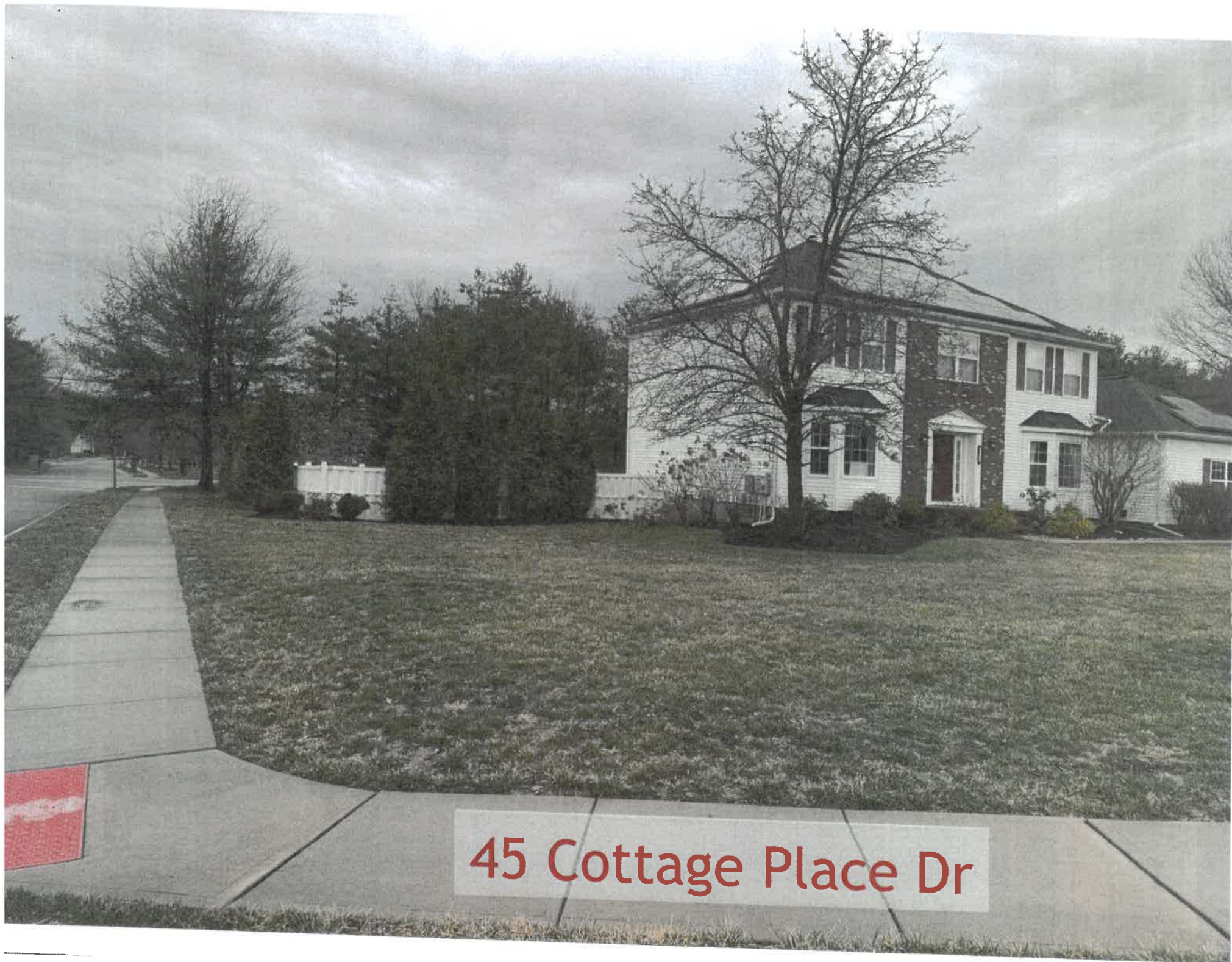


112 Richardson Rd- Existing 6 ft Fence Example





Appendix



45 Cottage Place Dr

45 Cottage Place Dr

246

526

260

Robbinsville Allentown Rd

DoonSys
Recently viewed

Cottage Pl Dr

Cottage Pl Dr

Hunt Dr

Hunt Dr

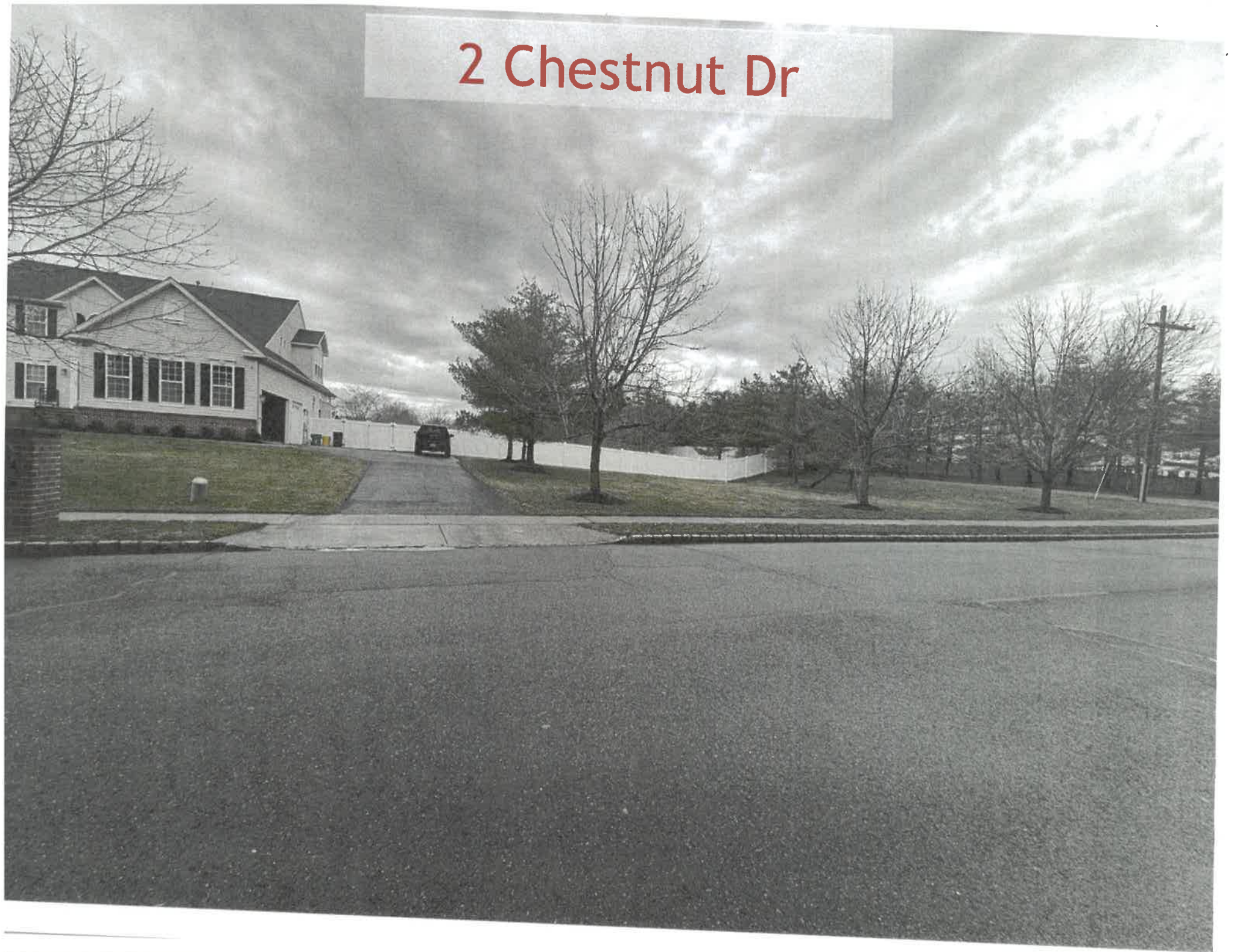
Hunt Dr

Hunt Dr

Dr

47

2 Chestnut Dr



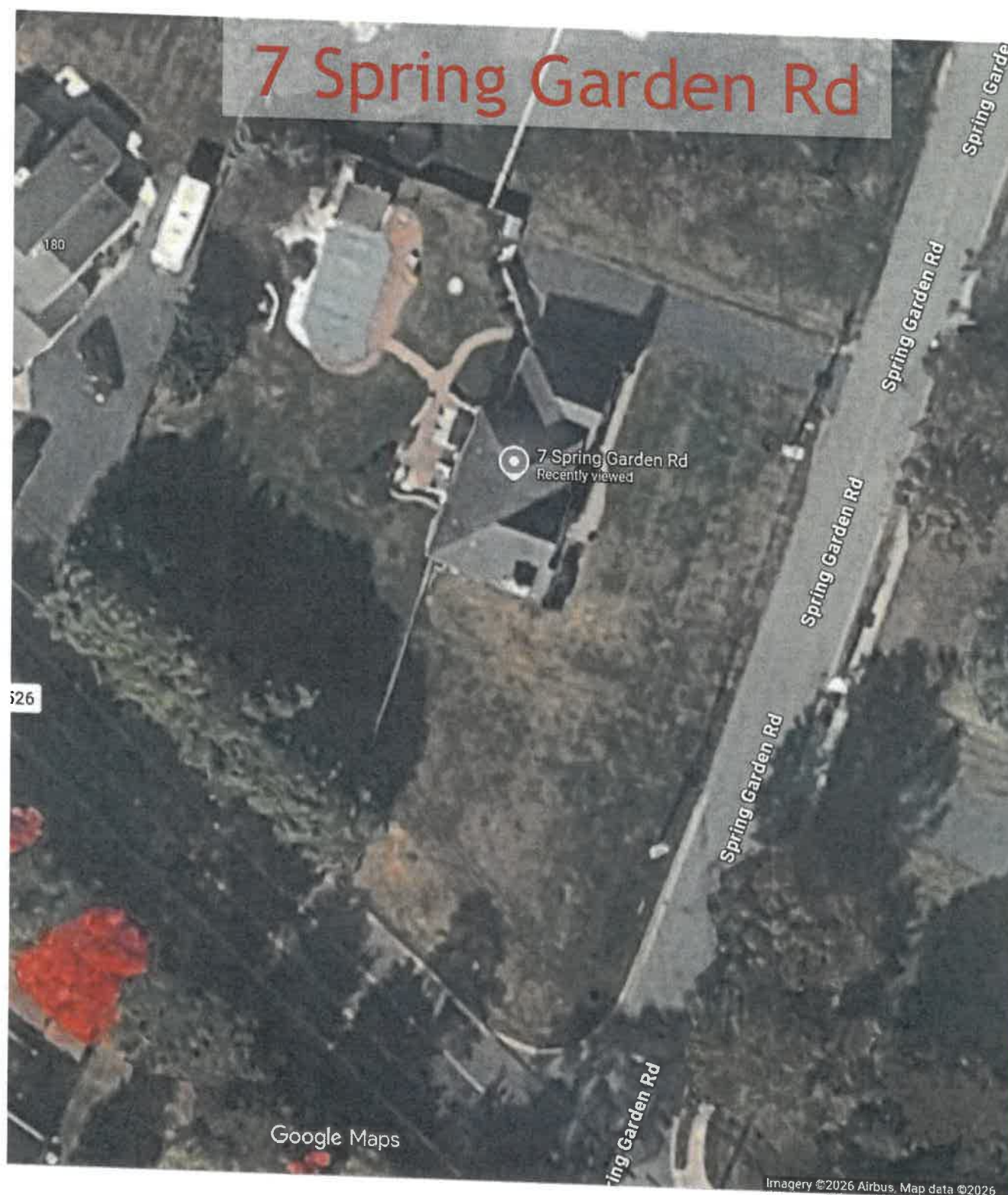
2 Chestnut Dr



7 Spring Garden Rd



7 Spring Garden Rd





2 Spring Garden Rd



2 Spring Garden Rd



Spring Garden Rd

Spring Garden Rd

526



2 Spring Garden Rd
Recently viewed

2 Spring Garden Rd

Robbinsville Allentown Rd

214



112 Richardson Rd





July 28, 2026

Frank Cettina, Land Use Board Chairman
Attn: Tianna Thompson, Land Use Coordinator

RE: Akash S. Patel
5 Cottage Place
Robbinsville, NJ 08691
Block 25.01, Lot 13
Request for Bulk Variance
LU26-07-2

Dear Mr. Cettina:

The applicant is requesting a 'c' bulk variance from the requirements of Township Code §142-36D to permit the installation of a six-foot-high fence within the front yard setback area of the property. The subject property is a corner lot located at the intersection of Cottage Place Drive and Spring Garden Road.

The property currently contains an existing fenced area surrounding the in-ground swimming pool. The applicant proposes extending the existing six-foot-high fence toward Spring Garden Road to increase the usable yard area for the applicant's young children and provide a larger, secure outdoor recreation space.

Pursuant to §142-36D of the Township Code, no wall or fence exceeding three (3) feet in height may be erected within a front yard. Additionally, §142-7 defines all portions of a corner lot that abut a street or right-of-way as a front yard and requires compliance with the applicable front yard setback requirements. As a result, the proposed fence extension along Spring Garden Road is located within an area considered a front yard and does not conform to the maximum permitted fence height of three feet.

Therefore, the applicant seeks variance relief to allow the proposed six-foot-high fence within the front yard setback along Spring Garden Road. The requested variance would enable the expansion of the existing fenced enclosure while maintaining a safe and secure area for the applicant's children to utilize for outdoor activities.

The following material was submitted for review:

- General land use application #LU26-07-02 received 7/14/2026
- Residential bulk list variance check list received 7/14/2026
- Check #2119, \$305.00 for administrative fees.
- Check #2120, \$2,500.00 for escrow fees.
- Supporting documents detailing corner lots with existing 6' fences near applicant home.
- A copy of a survey that is detailed with a yellow highlighter the proposed location of the fence expansion.

I. Completeness:

The application was deemed administratively complete by the Administrative Officer on 7/21/2026 and a Land Use Board hearing is scheduled for 8/25/2026, no Technical Review Committee meeting is required.

II. Zoning:

Single family residential homes are a permitted use in the R1.5 Low Density Residential zoning district. Fences are permitted per Code section 142-36. The subject property is located on a corner lot on Cottage Place Drive and Spring Garden Road. Per Chapter 142-7 definitions, corner lots have 2 front yards and 2 side yards, no rear yard(s).

III. Comments:

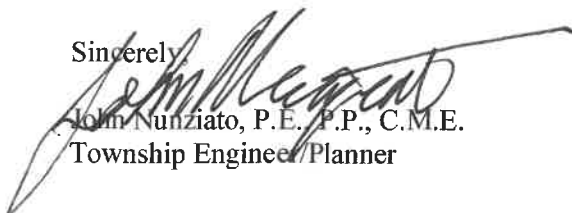
1. The applicant is seeking a bulk 'c' variance from code section 142-36(D) which prohibits fencing over 3 ft. in height from being in a front yard. A 6 ft. high white vinyl privacy fence is being proposed on the frontage of Spring Garden Road. The applicant is requesting a C (1) variance and shall provide testimony in support of this request.
2. A review of the survey sketch approved in conjunction with Zoning Permit No. 95-014, dated March 16, 1995, indicates a possible discrepancy between the approved fence layout and existing site conditions. Based upon aerial imagery and field observations, it appears that the current fence has been extended along the Spring Garden Road frontage beyond the limits depicted on the approved survey sketch. Additionally, a gate appears to have been installed, creating a direct connection through the fence and the dwelling along the Spring Garden Roadside of the property. As a result, the existing fence configuration does not appear to match the fence layout shown on the survey sketch approved under Zoning Permit No. 95-014 and may conflict with section 142-36C. The applicant should address this discrepancy and provide clarification regarding the timing and approval status of the fence extension and gate installation as part of this variance application review.

3. The survey submitted with the application shows the proposed fence expansion along Spring Garden Road and the entire yard. To facilitate an accurate evaluation of the variance request and provide the Board with adequate information for discussion and deliberation, the applicant should provide testimony describing all relevant dimensions of the proposed fence location, including the length of the proposed fence expansion and its distance from the property line, right-of-way, and sidewalk.
4. As the proposed fence enclosure surrounds an existing swimming pool, there are life-safety considerations associated with any modification to the fencing system. Should the requested variance be approved, the applicant shall coordinate with the Construction Department to determine all applicable pool barrier and gate requirements and ensure that the proposed fence complies with current building and safety standards. All required permits, inspections, and approvals shall be obtained prior to the installation of the proposed fence extension. Compliance with pool safety regulations, including but not limited to fence height, gate location, gate self-closing and self-latching mechanisms, and other applicable protective measures, shall be verified by the Construction Department.
5. Records indicate that a Tree Removal Permit was approved by the Township Engineer on October 10, 2025. The applicant shall be advised that if any additional trees are proposed to be removed in connection with the fence installation or any other site improvements, a separate tree removal permit application may be required and shall be subject to review and approval by the Township Engineer. The applicant is responsible for complying with all applicable Township tree protection and tree removal regulations, and no additional tree removal shall occur without obtaining the necessary approvals.

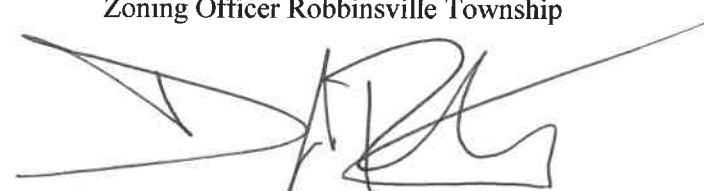
Testimony will need to be provided at the Zoning Board hearing of August 25, 2026, for justification of the required variance(s).

Should you have any questions please do not hesitate to call myself or Tianna Thompson – Land Use Coordinator, for further information.

Sincerely,


John Nunziato, P.E., P.P., C.M.E.
Township Engineer/Planner

Daniel J. Rafferty
Zoning Officer Robbinsville Township





BE AT THE CENTER OF IT ALL

Planning/Zoning/Engineering Office

2300 Route 33, Robbinsville, NJ 08691

Phone (609) 259-3600, ext. 1122 e-mail tthompson@robbinsville.net

DISTRIBUTION OF PLANS

	REVIEWS RECEIVED
To:	FYI Only
Patrick Varga, Esq.	_____
John Nunziato, PE, PP, Township Engineer	_____
Nick Papasso, EIT, Assistant Township Engineer	_____
Dan Rafferty, Zoning Officer	_____
Environmental Commission	_____
Board of Health	_____
Fire Company	_____
Construction Official	_____
Public Works	_____
Police Department	_____
Tax Assessor	_____
Affordable Housing	_____
Date:	August 4, 2026
From:	Planning/Zoning Board Secretary
Re:	Application #: LU26-07-02
	Application for: Variance
	Applicant: Akash Patel
	Project: 5 Cottage Place
	Block: Block 25.01, Lot 13
	Zone: 0
	REVIEW #1
	Escrow Account: R260702

Description: Proposal to install a 6ft privacy fence along the side yard corner lot.

The Land Use Board has received the attached development proposal for its consideration. Please prepare a FULL TECHNICAL REVIEW and COMPLETENESS REVIEW for your discipline. Please submit your review letter no later than **August 17, 2026 with TRC tentatively scheduled for 8/25/26**. You may provide your comments below or on a separate page. Thank you.

I have reviewed the above-referenced plans and have the following comments:

No comment

Signature: KM Date: 8/3/26
Print name and Title: Deputy LUB Secretary

Attachment(s)

Cc: Application File

Robbinsville Township Board of Health

**Mercer County
2298 Route 33, Robbinsville, New Jersey 08691
Telephone (609) 936-8400, Fax (609) 799-2136**

Memorandum

To: Tianna Thompson, Land Use Coordinator

From: Nikita Brancato, Manager of Environmental Health Services

RE: LU26-07-02, 5 Cottage Place, Block 25.01, Lot 13

Date: July 30, 2026

The Robbinsville Health Department has reviewed the Site Plan application proposal for the referenced site. Based on the information submitted, the Robbinsville Health Department takes no exception to the proposed project.

This recommendation neither stated nor implied guarantees the approval of this application and does not relieve the applicant from seeking or gaining any other necessary approvals from other Agencies, Departments or Boards.



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Nick Papasso, EIT, Assistant Township Engineer
Dan Rafferty, Zoning Officer
Environmental Commission
Board of Health
Fire Company
Construction Official
Public Works
Police Department
Tax Assessor
Affordable Housing

REVIEWS RECEIVED

FYI Only

Date: July 20, 2026

From: Planning/Zoning Board Secretary

Re: **Application #:** LU26-07-02

Application for: Variance

Applicant: Akash Patel

Project: 5 Cottage Place

Block: Block 25.01, Lot 13

5 Cottage Place

Zone: 0

REVIEW #1

Escrow Account: R260702

Description: Proposal to install a 6ft privacy fence along the side yard corner lot.

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I have reviewed the above-referenced plans and have the following comments:

No Comments for this Application

Signature:

Print name and Title:

Date:

Brian F. Johnson Fire Official

Attachment(s)

Cc: Application File



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Board of Health
Fire Company
Construction Official
Public Works
Police Department
Tax Assessor
Affordable Housing

REVIEWS RECEIVED

FYI Only

Date: July 20, 2026

From: Planning/Zoning Board Secretary

Re: **Application #:** LU26-07-02

Application for: Variance

Applicant: Akash Patel

Project: 5 Cottage Place

Block: Block 25.01, Lot 13 5 Cottage Place

Zone: 0

REVIEW #1

Escrow Account: R260702

Description: Proposal to install a 6ft privacy fence along the side yard corner lot.

The Land Use Board has received the attached development proposal for its consideration. Please prepare a FULL TECHNICAL REVIEW and COMPLETENESS REVIEW for your discipline. Please submit your review letter no later than **August 17, 2026 with TRC tentatively scheduled for 8/25/26**. You may provide your comments below or on a separate page. Thank you.

I have reviewed the above-referenced plans and have the following comments:

Signature: Roger Fort Date: 7/21/26
Print name and Title: _____

Attachment(s)

Cc: Application File



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Fire Company
Construction Official
Public Works
Police Department
Tax Assessor
Affordable Housing

REVIEWS RECEIVED

FYI Only

Date: July 20, 2026

From: Planning/Zoning Board Secretary

Re: Application #: LU26-07-02

Application for: Variance

Applicant: Akash Patel

Project: 5 Cottage Place

Block: Block 25.01, Lot 13

5 Cottage Place

Zone: 0

REVIEW #1

Escrow Account: R260702

Description: Proposal to install a 6ft privacy fence along the side yard corner lot.

The Land Use Board has received the attached development proposal for its consideration. Please prepare a FULL TECHNICAL REVIEW and COMPLETENESS REVIEW for your discipline. Please submit your review letter no later than **August 17, 2026 with TRC tentatively scheduled for 8/25/26**. You may provide your comments below or on a separate page. Thank you.

I have reviewed the above-referenced plans and have the following comments:

No Comment

Signature:

Print name and Title:

Chris Rupp
Chris Rupp Director of DPW

Date:

7/23/26

Attachment(s)

Cc: Application File



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Construction Official
Public Works
Police Department
Tax Assessor
Affordable Housing

REVIEWS RECEIVED

FYI Only

Date: July 20, 2026

From: Planning/Zoning Board Secretary

Re: Application #: LU26-07-02

Application for: Variance

Applicant: Akash Patel

Project: 5 Cottage Place

Block: Block 25.01, Lot 13

5 Cottage Place

Zone: 0

REVIEW #1

Escrow Account: R260702

Description: Proposal to install a 6ft privacy fence along the side yard corner lot.

The Land Use Board has received the attached development proposal for its consideration. Please prepare a FULL TECHNICAL REVIEW and COMPLETENESS REVIEW for your discipline. Please submit your review letter no later than **August 17, 2026 with TRC tentatively scheduled for 8/25/26**. You may provide your comments below or on a separate page. Thank you.

I have reviewed the above-referenced plans and have the following comments:

There is no developer fee assessed on this 6ft privacy fence.

Signature:

Print name and Title:

Cheressa DiNatale - MHL/AA

Date: 07/22/2026

Attachment(s)

Cc: Application File



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Board of Health
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Construction Official
Public Works
Police Department
Tax Assessor
Affordable Housing

REVIEWS RECEIVED

FYI Only

Date: July 20, 2026

From: Planning/Zoning Board Secretary

Re: Application #: LU26-07-02

Application for: Variance

Applicant: Akash Patel

Project: 5 Cottage Place

Block: Block 25.01, Lot 13

5 Cottage Place

Zone: Q

REVIEW #1

Escrow Account: R260702

Description: Proposal to install a 6ft privacy fence along the side yard corner lot.

The Land Use Board has received the attached development proposal for its consideration. Please prepare a FULL TECHNICAL REVIEW and COMPLETENESS REVIEW for your discipline. Please submit your review letter no later than August 17, 2026 with TRC tentatively scheduled for 8/25/26. You may provide your comments below or on a separate page. Thank you.

I have reviewed the above-referenced plans and have the following comments:

No comments at this time

Signature:

Print name and Title:

Greg Buda - Tax Assessor

Date:

7/21/26

Attachment(s)

Cc: Application File