

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING

DATE: Thursday, June 6, 2013

TIME: 7:30 p.m.

LOCATION: Meeting Room A

AGENDA

1. STATEMENT OF ADEQUATE NOTICE

2. ROLL CALL OF MEMBERS

3. * MINUTES: May 2, 2013

4. * RESOLUTIONS: ZB12-04
SUNOCO INC.
d-1; c-2; Preliminary/Final Major Site Plan
Block 2, Lot 1; 3771 US Route 1
Property Zoned: ROM-1 District

5. CHAIR'S COMMENTS
& CORRESPONDENCE: Public Comment – Non-agenda items (limit 15 minutes)

6. * APPLICATIONS: a) ZB13-04
WEE YEE JUNG
c Bulk Variance
45 Scott Avenue Block 77, Lots 70 & 72
Property Zoned: R-1A District
MLUL: 8/27/2013

Our home at 45 Scott Avenue sits on the corner of Scott Ave and Montgomery Street, on a .5 acre lot, that adjoins our neighbor on Montgomery in a jigsaw shape way. With parking limitations on our neighbor's property they park on their front lawn that conjoins with our front yard. We currently have a 6' fence at 140' setback from Scott Avenue but within the 40' of curb of Montgomery & is seeking variance from Section 200-227C: no fence forward of a front setback line shall exceed 4' in height. We propose this variance for a 6' fence between our front yards which will allow my children & their friends to play safely.

b) ZB13-03
YONCHA KUNDUPOGLU & IRIS SARIER
c Bulk Variance
55 Montgomery Street Block 11.01, Lots 18 & 21
Property Zoned: R-1A District
MLUL:

c) ZB06-16SP
PNC BANK
d-1; c-1 Variances; Preliminary/Final Major Site Plan
4201 Quakerbridge Road Block 7.16, Lot 1
Property Zoned: B-3 District
MLUL: 6/6/2013

The subject property is located at 4201 Quakerbridge Road, Block 7.16, Lot 1, West Windsor Township, and Block 5201, Lot 45, Township of Lawrence. PNC proposes the development of a 4,020 SF bank with three drive-thru lanes and one bypass lane along with parking, lighting, landscaping, stormwater management and related site improvements. By Resolution ZB06-16 dated June 5, 2008, the West Windsor Township Zoning Board of Adjustment granted D(1) use variance approval for bank use. PNC Bank seeks to amend this prior D(1) use variance to increase the bank floor area as well as preliminary and final site plan approval with bulk variances and any exception/waiver approvals.

7. CLOSED SESSION: (If needed)

8. ADJOURNMENT

* Indicates formal action may be taken

John Roeder, Chair
Susan Abbey, Vice Chair