

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING

DATE: Thursday, September 5, 2013

TIME: 7:30 p.m.

LOCATION: Meeting Room A

AGENDA

1. STATEMENT OF ADEQUATE NOTICE
2. ROLL CALL OF MEMBERS
3. * MINUTES: August 1, 2013
4. * RESOLUTIONS: **ZB06-16SP**
PNC BANK
d-1; c-1 Variances; Preliminary/Final Major Site Plan
4201 Quakerbridge Road Block 7.16, Lot 1
5. CHAIR'S COMMENTS
& CORRESPONDENCE: Public Comment – Non-agenda items (limit 15 minutes)
6. * APPLICATIONS: **ZB13-01**
ELLSWORTH REALTY ASSOC.
d-1; c Bulk Variances; Preliminary/Final Site Plan
19 & 33 Cranbury Rd. Block 5, Lots 20, 76, 62
Property Zoned: RP-7 & R-20B Districts

Ellsworth Realty Associates, L.L.C. proposes to redevelop Ellsworth Center, an existing strip commercial development located at the intersection of Princeton-Hightstown and Cranbury Roads, into a mixed use village type development pursuant to the West Windsor Master Plan, the Princeton Junction Redevelopment Plan and the RP-7 zoning district in which the existing center is located. The existing center consists of approximately 22,000 square feet of commercial space and 2 one-bedroom apartments. The proposed redevelopment consists of approximately 34,000 square feet of additional commercial space with 18 additional one-bedroom apartments above the commercial space. Parking and stormwater management facilities will be provided on two adjacent lots, identified as Lots 62 and 76 in Block 5, in the R-20B zone district which is restricted to residential use. The Applicant requests "d" variances to allow these lots to be used for these non-residential purposes to exceed the maximum allowable improvement coverage in both the RP-7 and the R-20B zoning districts as well as sign waivers for a Project/Tenant Identification Sign along Princeton-Hightstown Road and a project directory sign near the center of the proposed development.

7. CLOSED SESSION: (If needed)
8. ADJOURNMENT

* Indicates formal action may be taken

John Roeder, Chair
Susan Abbey, Vice Chair