

ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING

DATE: Thursday, October 3, 2013

TIME: 7:30 p.m.

LOCATION: Meeting Room A

AGENDA

1. STATEMENT OF ADEQUATE NOTICE
2. ROLL CALL OF MEMBERS
3. \* MINUTES: September 5, 2013
4. CHAIR'S COMMENTS  
& CORRESPONDENCE: Public Comment – Non-agenda items (limit 15 minutes)
5. \* 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  
MLUL: 10/3/2013  
(Continued from 9/5/2013)

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.

**ZB13-07**

**SUSAN GORDON**

d(4) Variance

36 Benford Dr. Block 82, Lot 18

Property Zoned: R-20 District

MLUL: 12/3/2013

This application is for an addition to a home in the residential development of Benford Estates. The current home at 36 Benford Drive sits on 0.47 acres. The proposal is a small 131sf bump-out on the rear of the house, completely within the established setbacks for the property. This one-story addition will allow the homeowner to reconfigure the current bath and laundry room to accommodate a new first floor powder room. The variance required is for the FAR, which after construction will be 16.3%, which will not set any new precedents on this street.

6. CLOSED SESSION: (If needed)

7. ADJOURNMENT

\* Indicates formal action may be taken

John Roeder, Chair  
Susan Abbey, Vice Chair