

ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING

DATE: Tuesday, October 22, 2013

TIME: 7:30 p.m.

LOCATION: Meeting Room A

AGENDA

1. **STATEMENT OF ADEQUATE NOTICE**

2. **ROLL CALL OF MEMBERS**

3. **CHAIR'S COMMENTS
& CORRESPONDENCE:**

Public Comment – Non-agenda items (limit 15minutes)

4. * **APPLICATIONS:**

- a) **ZB13-10**
PRINCETON PONG LLC
d-1 Use Variance
Block 6, Lot 82; 745 Alexander Road
Property Zoned: ROM-2 District
MLUL: 1-7-14

Princeton Pong LLC proposes to renovate a 10,000 square foot space in a flex warehouse/office building in an industrial park in the ROM-2 Zone for use as a ping pong facility with eight tables for open play, tournaments and lessons. There will be an office and seating area of 1,800 square feet. The only renovations will be flooring and lighting. No existing ping pong facilities in the West Windsor area satisfy the growing demand. The facility will provide a wholesome recreational outlet with no detrimental impacts.

- b) **ZB13-09**
BVC1 ASSOCIATES LLC
d-1 Use Variance
Block 10, Lot 40; 51 Everett Drive
Property Zoned: ROM-4
MLUL: 1-7-14

This application requests use variance approval to allow approximately 4,550 square feet of vacant space in a 16,800 square foot building (Building A) located at 51 Everett Drive in the ROM-4 zone district to be occupied by a martial arts academy, a use that is not permitted in the zone district. The Applicant owns the existing property which contains two commercial buildings, Buildings A and B, each containing approximately 16,800 square feet. The Planning Board approved the improvements on the property in 1979.

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5. **CLOSED SESSION:** (If needed)

6. **ADJOURNMENT**

* Indicates formal action may be taken

John Roeder, Chair
Susan Abbey, Vice Chair

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