

**ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING**

**DATE:** Thursday, April 24, 2014

**TIME:** 7:30 p.m.

**LOCATION:** Meeting Room A

**AGENDA**

1. **STATEMENT OF ADEQUATE NOTICE**

2. **ROLL CALL OF MEMBERS**

3. **\* MINUTES:** November 13, 2013; March 27, 2014; April 3, 2014;  
April 3, 2014 (closed session)

4. **\* RESOLUTIONS:**

- a) **ZB13-12**  
**JOHN MULCAHY & ANA LOMBA**  
c & d(4) Variances  
Block 16.02, Lot 1; 2 Hereford Dr.  
Property Zoned: R-20 District

- b) **ZB13-08**  
**ARTIS SENIOR LIVING**  
d(1) Use Variance  
Block 6, Lot 64; 861 Alexander Rd.  
Property Zoned: RP-6 District

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

6. **\* APPLICATIONS:**

- a) **ZB14-04**  
**JOSEPH & LIZA McCUNE**  
c(1) & d(4) Variances  
Block 12.01, Lot 5; 6 Norchester Dr.  
Property Zoned: R-20B District  
**MLUL: 7/16/14**

We have submitted an application for a C & D variance to permit an addition that would increase our current maximum improvement coverage from 24.98% to 26.15% (1.17% or 235 square feet). This would also increase our floor area ratio from 11.22% to 15.03%.

Continued...

- b)       **ZB14-05**  
          **ROBERT J. MILLER**  
          c(1) Variance  
          Block 17.11, Lot 3; 150 Princeton Hightstown Rd.  
          Property Zoned: R-20 District  
          **MLUL: 7-16-14**

A 16' x 32' in-ground pool is proposed to be installed on a 20,000 square foot area residential lot located at 150 Princeton Hightstown Road, Princeton Junction, NJ 08550, abutting Mercer County Road Rt. 571. The pool to be installed and will have a patio, 3' concrete walk around the pool, including a 25'x3' concrete walkway from an existing patio to the pool. A zoning Variance ZB 14-05 has been submitted with the Township of West Windsor, NJ.

- c)       **ZB14-03**  
          **ROBERT PANDOLPHO**  
          c(1) Variance  
          Block 22.03, Lot 1; 7 Monroe Dr.  
          Property Zoned: R-20 District  
          **MLUL: 7/16/14**

We would like to install an inground pool at our home at 7 Monroe Drive West Windsor. We are requesting a variance for the pool to be placed 10 feet from our rear property line as the configuration of our backyard prohibits compliance with the township's ordinance of 20 feet. Our pool will enhance the value of our home, and will not infringe on our rear facing neighbors as they have an acre of property. Further, we will do landscaping around the perimeter of the pool for additional privacy for ourselves and our neighbors.

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

8.       **ADJOURNMENT**

\*       Indicates formal action may be taken

John Roeder, Chair  
Susan Abbey, Vice Chair