

WEST WINDSOR TOWNSHIP  
ZONING BOARD OF ADJUSTMENT

DATE: Thursday, February 6, 2014

TIME: 7:30 p.m.

LOCATION: Meeting Room A

AGENDA

1. **STATEMENT OF ADEQUATE NOTICE**
2. **ROLL CALL OF MEMBERS**
- \* 3. **DETERMINATION BY MOTION:**  
Appointment of Zoning Board Member to SPRAB (1)  
Appointment of Zoning Board Member to Site Inspection Review Subcommittee (1)
- \* 4. **REPORTS:** End of Year Report for 2013
- \* 5. **CHAIR'S COMMENTS  
& CORRESPONDENCE:** Public Comment – Non-agenda items (limit 15 minutes)
- \* 6. **RESOLUTIONS**
  - (a) **ZB13-06**  
**WEGMAN'S FOOD MARKETS, INC.**  
D(4) Variance; c Bulk Variance & Preliminary/  
Final Site Plan  
700 Nassau Park Boulevard; Block 7, Lot 78.02
  - (b) **ZB13-01**  
**ELLSWORTH REALTY ASSOCIATES, LLC**  
Use Variances, Bulk Variances, Waivers and  
Preliminary/Final Major Site Plan Approval  
33 Princeton-Hightstown Rd.; Block 5,  
Lots 20, 20.01-20.04, 62 and 76

Continued...

\* 7. **APPLICATIONS:**

**ZB13-12**  
**JOHN MULCAHY & ANA LOMBA**  
c & d(4) Variances  
2 Hereford Dr.  
Block 16.02, Lot 1  
Property Zoned: R-20 District  
MLUL: 5/9/2014

Our 2, 455 square foot residential home, on 0.49 acres, is located at 2 Hereford Drive (also abutted by Yorktowne Court and Clarksville Road) and designated as Block 16.02 Lot 1 on the West Windsor Tax Map. We have filed a variance request to permit an increase in the FAR to 14.25% (vs. the R-20 zone requirement of 13%), as well as increase the MIC to 21.33% (vs. the R-20 zone requirement of 20%). This proposed renovation, required to adapt our home to meet our daughter's extraordinary special needs, will maintain the overall design and character of our center hall colonial home.

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

9. **ADJOURNMENT**

\* Indicates formal action may be taken

John Roeder, Chair  
Susan Abbey, Vice Chair



