

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING

DATE: Thursday, May 1, 2014

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 15 minutes)

4. *** RESOLUTIONS:**

ZB14-02
ROBERT & RENATA PICCIONE
d(2) Variance
Block 9.02, Lot 2; 40 Old Bear Brook Rd.
Property Zoned: ROM-2 District

5. *** APPLICATIONS:**

a) **ZB13-01SW**
ELLSWORTH REALTY
Sign Waiver
Block 5, Lot 20; 19 & 33 Cranbury Rd.
Property Zoned: RP-7 District
MLUL: N/A

This application requests additional signage for the redevelopment of Ellsworth Center recently approved by the Zoning Board. The subject property is located at the intersection of Cranbury and Princeton-Hightstown Roads in the RP-7 zone. Specifically, this application requests sign waivers for 4 internally illuminated, business signs proposed to be mounted on the building wall below the second story roof-line at the entrances to Ellsworth Center. Each sign would have a maximum area of 17.5 square feet. The actual sign dimensions and colors will be determined by future tenants. The Applicant requests sign waivers for number of signs, sign type, sign area and letter height to the extent same are required.

- b) **ZB14-07**
CROSSFIT CENTRAL NJ LLC
d(1) Variance
Block 6, Lot 82; 743 Alexander Rd.
Property Zoned: ROM-2 District
MLUL: 8/14/14

This application requests use variance approval to permit a CrossFit Gym to operate in approximately 5,000 square feet of space in the existing flex-warehouse building at 741-745 Alexander Road in the ROM-2 zone. The property is identified as Lot 82 in Block 6 on the West Windsor Tax Map.

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

7. **ADJOURNMENT**

* Indicates formal action may be taken

John Roeder, Chair
Susan Abbey, Vice Chair