

WEST WINDSOR TOWNSHIP
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING

DATE: Thursday, January 23, 2014

TIME: 7:30 p.m.

LOCATION: Meeting Room A

AGENDA

1. **STATEMENT OF ADEQUATE NOTICE**
2. **ROLL CALL OF MEMBERS**
- * 3. **REORGANIZATION:**
Election of Chair
Election of Vice Chair
Appointment of Administrative Secretary – Barbara Watson
Appointment of Recording Secretary – Kerry Philip
- * 4. **RESOLUTIONS OF REORGANIZATION:**
Declaration of Schedule of Regular Meetings
Declaration of Official and Other Newspapers to Receive Meeting Notices
Fixing of Cost of Providing Meeting Notices
- * 5. **DETERMINATION BY MOTION:**
Authorization for Chairman or Vice Chairman to approve bills and vouchers
Appointment of Zoning Board Members to SPRAB (2)
Appointment of Zoning Board Members to Site Inspection Review Subcommittee (3)
- * 6. **APPOINTMENT OF PROFESSIONAL STAFF:**
Professional Legal Service:
Mason, Griffin and Pierson – Ed Schmierer – (Attorney)
Professional Consultant Services:
The Alaimo Group – Jim Ruddiman – (Civil Engineer)
Van Cleef Engineering – Chris Jepson – (Environmental)
Maser Consulting – John Madden – (Planner)
Arora and Associates – James Kochenour – (Traffic Engineer)
Comp Comm – Christine Malone – (Radio Frequency Engineer)
Professional In-house Services:
Landscape Architect – Dan Dobromilsky
Fire Marshall – Jim Yates
Traffic Safety Officer – Chief Pica

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- * 7. **MINUTES:** October 22, 2013; November 7, 2013;
December 5, 2013

- * 8. **REPORTS:** End of Year Report for 2013

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

- * 10. **RESOLUTIONS:** **ZB13-11**
Linda & Elliot Gordon
“c” Bulk Variance
Block 70, Lots 96 & 97; 55 Lillie Street

- 11. **APPLICATIONS:** **ZB13-08**
ARTIS SENIOR LIVING
d-1 Use Variance
861 Alexander Rd.
Block 6, Lot 64
Property Zoned: RP-6 District
MLUL: 1/23/2014

Artis Senior Living, LLC (“Artis”) is the contract purchaser of Block 6, Lot 64 located at 861 Alexander Road (the “Property”), a pie shaped, 3.37 acre former location of the Polychrome printing business. The Property is in the RP-6 District in the Princeton Junction Redevelopment Plan. Artis seeks a bifurcated use variance to permit a single story, approximately 37,300 sf. 64 bed Alzheimer's and dementia memory care facility on the Property. Memory care units are not permitted in the RP-6 zone. The Artis facility is specifically designed to accommodate Alzheimer's and memory impaired residents in a homelike, safe and secure environment. The facility will be licensed by the State Department of Health If the use variance is approved, a fully engineered site plan application will follow.

- 12. **CLOSED SESSION:** (If needed)

- 13. **ADJOURNMENT**

* Indicates formal action may be taken

