



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### ZONING BOARD OF ADJUSTMENT REGULAR MEETING

DATE: Thursday, July 23, 2015  
TIME: 7:00 p.m.  
LOCATION: Meeting Room A

#### AGENDA

1. STATEMENT OF ADEQUATE NOTICE

2. ROLL CALL OF MEMBERS

3. DETERMINATION BY MOTION:

Appointment of ZB Member to SPRAB (1)

4. \*MINUTES:

January 22, 2015; April 2, 2015

5. CHAIR'S COMMENTS & CORRESPONDENCE

6. \*APPLICATIONS:

- a) **ZB15-02**  
**SHASHANK ROHATAGI**  
"d(4)" Variance  
Block 21.04, Lot 5; 19 South Mill Road  
Property Zoned: R-30A District  
MLUL: 10/23/15

The Applicant seeks to demolish the existing ranch style dwelling and construct a new single family dwelling for his own use. The new dwelling will comply with all of the bulk requirements of the R-30A Zone but for the Floor Area Ratio limitation of 13%, proposed is 17.69% (when the basement is included in the calculation). The basement is added to the F.A.R. calculation because it will have a height greater than 7 ft. as Applicant intends to use the basement for entertaining his family & friends. The bathroom in the basement will also be used in conjunction with the pool depicted on the plans.

- b) **ZB15-03**  
**VISHAL & MAMTA NARULA**  
"c" Bulk Variance  
Block 27.06, Lot 128; 14 Dickens Drive  
Property Zoned: R-20 District  
MLUL: 10/30/15

Applicant is requesting a variance permit from the Township to increase the Maximum Improvement Coverage from 20% to 28.2% to their existing raised patio which was installed by the previous owner without first obtaining the necessary approvals.

7. CLOSED SESSION: (If needed)

8. ADJOURNMENT

John Roeder, Chair  
Susan Abbey, Vice Chair

\* Indicates formal action may be taken