

WEST WINDSOR TOWNSHIP
ZONING BOARD OF ADJUSTMENT

DATE: Thursday, January 3, 2019

TIME: 7:00 p.m.

LOCATION: Meeting Room A

AGENDA

1. STATEMENT OF ADEQUATE NOTICE

2. ROLL CALL OF MEMBERS

***3. REORGANIZATION:**

- a. Election of Chair
- b. Election of Vice Chair
- c. Appointment of Administrative Secretary – Barbara Watson
- d. Appointment of Recording Secretary – Kerry Philip
- e. Appointment of Zoning Board Members to Site Inspection Review Subcommittee (3)

***4. CONSENT AGENDA:**

- a. Declaration of Schedule of Regular Meetings (1st & 4th Thursdays)
- b. Declaration of Official and Other Newspapers to Receive Meeting Notices (Princeton Packet; The Times)
- c. Authorization for Chairman or Vice Chairman to approve bills and vouchers
- d. Mason, Griffin and Pierson – Ed Schmierer – (Board Attorney)
- e. Van Cleef Engineering – Ian Hill - (Board Civil Engineer)
- f. Van Cleef Engineering – Chris Jepson – (Board Environmental Engineer)
- g. Turek Consulting LLC – Fred Turek (Conflict Civil Engineer)
- h. Burgis Assoc. Inc. – David Novak (Board Planner)
- i. Arora and Associates – James Kochenour – (Board Traffic Engineer)
- j. Landscape Architect – Dan Dobromilsky
- k. Fire Marshall – Jim Yates
- l. Traffic Safety Officer – Sgt. Francis Bal

5. CHAIR'S COMMENTS

& CORRESPONDENCE: Public Comment – Non-agenda items (limit 15 minutes)

Continued...

***6. REPORTS:** End of Year Report for 2018 pursuant to NJSA 40:550-70.1

***7. RESOLUTIONS:** **ZB18-06**
DANIEL R. MANDELL
“c” Bulk Variance
2 Coventry Circle; Block 6.03, Lot 11

***8. APPLICATIONS;** **ZB 18-05**
VCC PRINCETON JCT. LLC
“d” Use Variance and Concept Plan
47 Princeton-Hightstown Rd.; Block 12.04, Lot 18
Property Zoned: RP-7 District
MLUL: 4-2-19

Mixed-use development consisting of a 12,870 sf early childhood development center and a 21,780 sf structure of twelve 1-bedroom residential units over retail at a 95,072 square foot parcel at 47 Princeton-Hightstown Road, between Cranbury Road and Carlton Place. Three of the residential units will be affordable housing. Use variance approval is required for the development of the early childhood development center. The Board will also hear concept review for future site plan approval for the development, which will include buildings designed to Redevelopment Plan standards and 83 parking spaces.

9. CLOSED SESSION: (If needed)

***10. ADJOURNMENT** [Targeted for 10pm]

* Indicates formal action may be taken