## WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: September 26, 2019

TIME: 7:00 p.m.

LOCATION: Meeting Room A

## **AGENDA**

- 1. STATEMENT OF ADEQUATE NOTICE
- 2. ROLL CALL OF MEMBERS

3. \*MINUTES: April 25, 2019

4. RESOLUTIONS; ZB 12-02 TRI-STATE PETRO

Extension of Use-Variance Approval

Block 22, Lots 3.01 & 3.02

5. <u>CHAIR'S COMMENTS</u> Public Comment – Non-agenda items (limit 15 minutes)

& CORRESPONDENCE:

6. \*APPLICATION: a) ZB 19-07 JAMES M. KOPLEY

"c" Bulk Variance

Block 7, Lot 30; 580 Alexander Road Property Zoned: R-30 District

MLUL: 12/17/2019

 $Construction\ of\ an\ eight\ (8')\ foot\ wood\ privacy\ fence\ at\ sidewalk\ grade on\ side\ front\ (Canal\ Point\ Blvd.).$  This fence will enhance plantings that are laid bare, eaten each winter by deer. The length of the fence is approximately 176 feet, plus a 16 feet gate. The fence lies on top of aberm, in the middle third of 640 feet side front age. Set back varies from 20 feet in the North part and 15 feet from the gate, to 20 feet the Southern end, extending approximately 50 feet, south of the gate. Portions of the berm and land are below sidewalk grade where additional feet of fence may be needed to create a privacy fence.

## b) ZB 19-09 ALASTAIR BELLANY & DEBORAH YAFFE

d-4 Variance

Block 24, Lot 7.05; 211 South Mill Rd. Property Zoned: R-20 District

MLUL: 1/2/2020

We propose to renovate the existing detached garage/barn at 211 South Mill Road, a lot of 8,760 square feet. The renovated building will include a 144-square-foot home office and a 415-square-foot garage/storage/hobby room; both count as living space for purposes of calculating floor area ratio. The renovated building will also include a 103-square-foot storage shed that does not count as living space. The footprint of the renovated building will be identical to the footprint of the existing building. Because existing and renovated living space will together exceed permitted FAR, a D-4 variance is required.

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## c) ZB 18-05SP VCC PRINCETON JUNCTION, LLC

Preliminary/Final Major Site Plan; Bulk Variance & Sign Waiver; Extension of Prior Use Variance

Block 12.04, Lot 8; 47 Princeton Hightstown Rd.

Property Zoned: RP-7 District

MLUL: 10/1/2019

A mixed-use development of a 12,900 sf 1-story childcare center and an approximately 21,000 sf 2-story retail and apartment building with 12 1-bedroom units are proposed at 47 Princeton-Hightstown Road between Carlton Place and Cranbury Road on an approximately 2.18 acre parcel. The project will provide 79 parking spaces and vehicle and pedestrian connections to neighboring properties. The development is designed to adhere as much as possible to the main street feel of the Princeton Junction Redevelopment Plan. Variances and waivers are required for childcare building setback and height and for signage, lighting, and sidewalks.

<u>7.</u> <u>CLOSED SESSION:</u> (If needed)

8. ADJOURNMENT: [Targeted for 10pm]

Susan Abbey, Chair Curtis Hoberman, Vice Chair

\* Indicates formal action may be taken

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