

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING  
REGULAR MEETING  
October 7, 2021

The Regular meeting of the Zoning Board was called to order at 7:02 pm by Chairwoman Susan Abbey.

**STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the township bulletin board and filed with the Municipal Clerk on September 22, 2021.

**ROLL CALL AND DECLARATION OF QUORUM**

Susan Abbey, Chair

ABSENT: Curtis Hoberman, Vice-Chair

John Church

Henry Jacobsohn

Daniel Marks

John Roeder

Carl Van Dyke

Michael Garzio, Alt. #1

Eugene Fridkin, Alt. #2

**TOWNSHIP CONSULTANT STAFF PRESENT**

Ed Schmierer, Esq., Attorney, Mason, Griffin & Pierson

David Novak, PP, Planner, Burgis & Associates

Sam Surtees, Land Use Manager and Zoning Officer

**CONSENT AGENDA**

Resolution ZB 2021-R-05 Schedule of Regular Meetings (1<sup>st</sup> & 4<sup>th</sup> Thursdays)

A motion was made by Mr. Roeder to approve Resolution ZB 2021-R-05; seconded by Mr. Jacobsohn.

Aye: Garzio, Van Dyke, Roeder, Marks, Jacobsohn, Church, Abbey

Nay: None

Abstain: None

Absent: Hoberman

Not Voting: Fridkin

September 24, 2020 Minutes – Tabled for further revisions.

January 7, 2021 Minutes

A motion was made by Mr. Roeder to adopt the minutes of January 7, 2021, as amended; seconded by Mr. Church.

Aye: Garzio, Van Dyke, Roeder, Marks, Jacobsohn, Church, Abbey

Nay: None

Abstain: None

Absent: Hoberman

Not Voting: Fridkin

The minutes will be amended by the Recording Secretary and the final version will be forwarded to the Administrative Secretary.

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

No comments from the public were provided. Chairwoman Abbey stated that the Public Health Officer has asked everyone in attendance to wear a mask.

**APPLICATION:**

**ZB21-01**         **Daniel Schlegel**  
                    d-4 Variance  
                    15 Hereford Drive; Block 16.01, Lot 8  
                    Property Zoned: R-20 District  
                    MLUL: 12/30/2021

The project is to construct a one-story rear addition for a bedroom and bathroom. The project includes converting a screened back porch into living space. The addition consists of 214 square feet and the conversion consists of 184 square feet. Due to the increase in habitable space, the proposed floor area ration (FAR) will be 14.51% which exceeds the maximum allowed of 13.00%. The variance requested is for a floor area ratio variance.

The applicant's architect, Joseph Primiano of Primiano Architecture, who was sworn-in by Attorney Schmierer. Mr. Primiano gave an overview of the project, provided testimony, and exhibits were reviewed.

Attorney Schmierer confirmed that the proof of publication and service are in order and the Board has jurisdiction.

The Township's Planning Board Planner, David Novak, PP, Planner, was sworn-in by Attorney Schmierer. Mr. Novak presented his report dated September 14, 2021.

Chairwoman Abbey opened the meeting for public comment on the application. There was no comment from the public. Mr. Roeder made a motion to close the meeting for public comment; seconded by Mr. VanDyke. Passed by voice vote.

Mr. Roeder made a motion to approve the application; seconded by Mr. Jacobsohn.

Aye: Garzio, Van Dyke, Roeder, Marks, Jacobsohn, Church, Abbey

Nay: None

Abstain:

Absent: Hoberman

Not Voting: Fridkin

Chairwoman Abbey gave a closing statement as to why the application was approved citing a list of the positive criteria.

**PUBLIC COMMENT**

Chairwoman Abbey opened the meeting for public comment. There were no comments.

Chairwoman Abbey asked what the status was on an ordinance regarding sheds. Mr. Surtees responded that he and Planner Novak drafted an ordinance that has been sent to Council, but have received no response. The Council will need to introduce it before it is referred to the Planning Board for consideration.

Mr. Roeder inquired about electric vehicles. Planner Novak responded there is legislature adopted that it is required in new development requiring municipalities to adopt charging stations as preliminary site plan approval.

The next meeting is scheduled for November 4, 2021.

With no further business, the meeting was adjourned at 7:48 pm.

Respectfully submitted,

Cynthia Dziura  
Recording Secretary