

WEST WINDSOR TOWNSHIP
ZONING BOARD OF ADJUSTMENT

DATE: Thursday, February 2, 2023

TIME: 7:00 p.m.

LOCATION: **West Windsor Township Municipal Building**
Senior Center, Large Activity Room
271 Clarksville Road

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 – Patricia Thompson
 - d. Appointment of Recording Secretary – Cindy Dziura
 - e. Appointment of Zoning Board Members to Site Inspection Review Subcommittee (3)
- *4. **CONSENT AGENDA:**
 - a. Resolution (ZB2023-R-01) of Schedule of Regular Meetings (1st Thursday each month)
 - b. Resolution (ZB2023-R-02) 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. Resolution (ZB2023-R-03) appointing professional staff for 2023
 1. Mason, Griffin and Pierson – Ed Schmierer (Board Attorney)
 2. Van Cleef Engineering – Ian Hill (Board Civil Engineer)
 3. Van Cleef Engineering – Chris Jepson (Board Environmental Engineer)
 4. Turek Consulting LLC – Fred Turek (Conflict Civil Engineer)
 5. Burgis Assoc. Inc. – David Novak (Board Planner)
 6. Arora and Associates – Quazi Masood (Board Traffic Engineer)
 7. Landscape Architect – Dan Dobromilsky
 8. Fire Marshall – Tim Lynch
 9. Traffic Safety Officer – Sgt. Kevin Loretucci
 - e. Minutes: August 4, 2022
5. **CHAIR’S COMMENTS**
& CORRESPONDENCE: Public Comment – Non-agenda items (limit 15 minutes)
- *6. **REPORTS:** End of Year Report for 2022 pursuant to NJSA 40:55D-70.1

***7. APPLICATIONS:**

a) ZB22-05
Paul Meers & Stacey Fox
d-1; d-4 & C Bulk Variance
29 Berrien Avenue; Block 74, Lots 40 & 41
Property Zoned: R-1A District
MLUL: 4/11/23

In residential Berrien City, at 29 Berrien Ave, a .30-acre parcel, between Alexander Rd and Montgomery Street, there is a decrepit, unsightly carport. On the same footprint, homeowners wish to replace it with a guest house with two stories for their large family and aging mother. Two, identical, one-bedroom units. Each will have a full bathroom and they will **not** have permanent kitchen appliances installed. Each unit will be 342.8 sq ft, with a total of 685.6 sq ft, and a slanted roof for solar panels. The roof height will be 18.4' on the left, and 16.6' on the right. It will be a simple, solid wood cabin. Variances for FAR, use and side yard will be sought on this application.

b) ZB22-06
Nathan & Alison Prussing
d-4 & C Bulk Variance
976 Alexander Road; Block 11.01, Lot 17
Property Zoned: R-1A District
MLUL: 4/14/23

Our family is growing and we just welcomed the birth of our new baby. The existing house is small and does not provide us enough room for our growing family. Finding an affordable house that is larger than our current house is not an option. To give us more room, we would like to construct an addition. Due to the existing lot size and zoning regulations we are unable to expand outward, so the only logical solution is to build up. Our architect designed a new second floor that sits on top of the existing first floor. As part of the work, we would also like to reconstruct our front porch and expand the rear deck. The existing property is currently non-conforming for lot area and width. The variances requested are for floor area ratio, improvement coverage and the side yard setback. The addition consists of 1,212 square feet. Due to the increase in habitable space the proposed floor area ratio will increase from 19.40% to 29.60%, which exceeds the maximum allowed of 13%. The deck expansion will increase the coverage from 30.04% to 31.94%, which exceeds the maximum allowed of 17%.

8. CLOSED SESSION: (If needed)

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

Susan Abbey, Chair
Curtis Hoberman, Vice Chair

* Indicates formal action may be taken