

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING
REGULAR RE-ORGANIZATION MEETING
FEBRUARY 2, 2023

The Regular meeting of the Zoning Board was called to order at 7:04 pm by Attorney Ed Schmierer in the Senior Center Building at the Municipal Complex.

STATEMENT OF ADEQUATE NOTICE

Attorney Schmierer announced that 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 January 17, 2023.

ROLL CALL AND DECLARATION OF QUORUM

Susan Abbey, Chair
Curtis Hoberman Vice-Chair
John Church
Daniel Marks
John Roeder
Carl VanDyke
Michael Garzio, Alt. #1

ABSENT: Henry Jacobsohn
Eugene Fridkin, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

Ed Schmierer, Esq., Attorney
Sam Surtees, Land Use Manager and Zoning Officer

REORGANIZATION

Attorney Schmierer swore-in Carl VanDyke & Susan Abbey as member of the Zoning Board.

Attorney Schmierer asked for nominations for Chair. Mr. Hoberman nominated Ms. Abbey as Zoning Board Chair for 2023; seconded by Mr. Roeder. There were no other nominations. All Aye.

The meeting was turned over to Chairwoman Abbey.

Chairwoman Abbey asked for nominations for Vice-Chair. Mr. Roeder nominated Mr. Hoberman as Zoning Board Vice-Chair for 2023; seconded by Mr. VanDyke. There were no other nominations. All Aye.

Chairwoman Abbey asked for a motion for the following appointments for 2023:

- Patricia Thompson as Zoning Board Administrative Secretary
- Cindy Dziura as Zoning Board Recording Secretary
- John Church, Henry Jacobson, and Daniel Marks to the Site Inspection Review Subcommittee

Motion: Mr. Roeder; seconded by Chairwoman Abbey. All Aye.

CONSENT AGENDA

ZB 2022-R-01 Schedule of Regular Meetings (1st Thursday of each month)
ZB 2022-R-02 Official and Other Newspapers to Receive Meeting Notices (Princeton Packet; The Times)
Authorization for Chairman or Vice-Chairman to approve bills and vouchers.
Motion to adopt: Mr. Roeder; seconded by Mr. Church. All Aye.

ZB 2022-R-03 Appointing Professional Staff for 2023.
Chairwoman Abbey reviewed appointments.

- Mason, Griffin & Pierson, Ed Schmierer (Board Attorney)
- Van Cleef Engineering Associates, Ian Hill, PE (Board Civil Engineer)
- Van Cleef Engineering Associates, Chris Jepson (Board Environmental Engineer)
- Turek Consulting, LLC, Fred Turek, PE (Conflict Civil Engineer)
- Burgis Associates, Inc., David Novak (Board Planner)
- Arora and Associates, Quazi Masood, PE (Board Traffic Engineer)
- Dan Dobromilsky, LLA (Landscape Architect)
- Tim Lynch (Fire Marshall)
- Sgt. Kevin Loretucci (Traffic Safety Officer)

Motion to appoint: Mr. Roeder; seconded by Mr. VanDyke. All Aye.

MINUTES

August 4, 2022 Minutes

Motion to adopt: Mr. Roeder; seconded by Mr. Church. All Aye. Abstentions: Hoberman, Garzio.

CHAIR'S COMMENTS & CORRESPONDENCE

There was no correspondence to review and the Chair had no comments.

REPORTS

The End of the Year Report for 2023, pursuant to NJSA 40:55D-70.1, was discussed. Mr. Church had one change.
Motion to approve, as amended: Mr. VanDyke; seconded by Mr. Church. All Aye

APPLICATION:

ZB22-05 Paul Meers & Stacy Fox

Mr. Surtees announced that the application was improperly noticed and; therefore, could not be heard tonight. The application will be presented at the next meeting on March 2, 2023.

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

Applicant seeks to construct a second-floor addition, reconstruct front porch and expand rear deck. The existing property is currently non-conforming for lot area and width. Variances requested are for floor area ratio, improvement coverage, and 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%.

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

Joe Primiano, Primiano Architecture, representing the applicant, was sworn-in by Attorney Schmierer. Mr. Primiano then proceeded to give a description of the project.

Sam Surtees, Township Land Use Manager and Zoning Office was sworn-in by Attorney Schmierer.

Mr. Surtees confirmed that the adjoining properties are Township-owned.

The Board discussed that there were also 1 ½ and 2-story homes on the same street.

Mr. Primiano explained that the roof line can be extended to break-up the roof line.

Chairwoman Abbey commented that the windows looked black. Mr. Primiano said they were casement and they were trying to match them.

Mr. Roeder commented that garage roof was not steep. He asked how a large rectangle dwelling would fit into the neighborhood. Mr. Primiano said the porch and gables would alleviate this.

There will be storage in the attic space.

Mr. VanDyke asked for something to make it more adorned.

House is 6.3 feet to the property line and 23 feet to the neighbors' dwelling.

Chairwoman Abbey asked the applicant if they would be willing to change the front casement windows and put in grills.

Mr. Church warned that the home may become a boarding house in the future. Mr. Primiano assured that it would not be used as a boarding house. Mr. Prussing said he has family visit from Australia and need the additional living area.

Mr. Primiano commented on the time table of doing the renovation, and said it could take 6 months to complete once permits are issued.

The Township's Zoning Board Planner, David Novak, PP was sworn-in by Attorney Schmierer. He reviewed his report dated January 16, 2023.

West Windsor Township Zoning Board
Regular Meeting Minutes February 2, 2023

Applicant addressed negative criteria by breaking up the front façade. Property is adjacent to preserved open space. 2-story homes are permitted in this district. Only c variance required is the improvement coverage.

Chairwoman Abbey opened the meeting for public comment on the application.

ANGELA HORNSBY, 978 Alexander Road: Ms. Hornsby expressed concern about the proposed home towering over house and blocking natural light on her house. Mr. Primiano responded the 2nd story would only be a 5-foot increase. Ms. Hornsby also said she will no longer be able to see the trees out her dining room window.

There are trees and a 6-foot fence between both properties.

Chairwoman Abbey asked how far Ms. Hornsby and the applicants' dwellings are set back from the street. Mr. Primiano responded that the dwellings, with the exception of the applicants' garage, are both approximately the same distance from the street.

SUSAN CONLON, 98 Harris Road: Ms. Conlon said she is a neighbor in the rear. She said it is a nice streetscape, but hopes the character of the homes would stay the same. She said she thinks the window and porch changes would be beneficial. Ms. Conlon asked how this approval would affect other future applications. Planner Novak responded that each application stands on its own and does not set a precedent.

Mr. VanDyke commented that vinyl siding on the dormers would break-up the stucco. Mr. Primiano said he feels that the addition should be consistent with the existing dwelling and should be stucco.

Mr. Primiano said that the extended porch would increase the MIC 100 sq. feet, totaling 30.2% MIC.

There was no further comment from the public.

Mr. Primiano confirmed:

- That the porch roof would be a 3 x 12 pitch.
- Windows on front have 3 x 3 grills
- Porch extended to end of house where planter bed was
- 3 x 12 pitched roof and columns
- MIC is changed to 30.2%

Mr. VanDyke made a motion to approve application with conditions as cited and discussed during hearing; seconded by Mr. Garzio.

Roll Call:

Aye: Garzio, VanDyke, Marks, Church, Hoberman

Nay: Roeder, Abbey

Abstain: None

Absent: Fridkin, Jacobsohn

Not Voting: None

West Windsor Township Zoning Board
Regular Meeting Minutes February 2, 2023

Chairwoman Abbey cited the following positive and negative criteria with regard to the property:

- Next to 8 acres of preserved Township open space
- 6 feet to property line, but 23 feet house to house
- There are pre-existing non-conforming setbacks
- No encroachments on adjacent properties
- Applicant made attempt to fit into the historic area of the neighborhood
- Substantially larger than the average house in the neighborhood, but not the largest house in the neighborhood
- Not a substantial impairment of the zoning

The next meeting is scheduled for March 2, 2023.

Chairwoman Abbey made a motion to adjourn. Voice vote. All Aye.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary