

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING
REGULAR MEETING
November 2, 2023

The Regular meeting of the Zoning Board was called to order at 7:01 pm by Chairwoman Abbey in Meeting Room A in the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Chairwoman Abbey 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 October 24, 2023.

ROLL CALL AND DECLARATION OF QUORUM

Susan Abbey, Chair
Curtis Hoberman, Vice-Chair
John Church
Henry Jacobsohn
Daniel Marks
John Roeder
Michael Garzio, Alt. #1
Eugene Fridkin, Alt. #2

ABSENT: Carl VanDyke

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

MINUTES

October 5, 2023 Minutes

Mr. Roeder made a motion to adopt the October 5, 2023, minutes, with amendment cited by Mr. Church; seconded by Mr. Church. Voice Vote--Motion Carried

RESOLUTION

ZB23-07 **Ayse Akincigil**
d-4 (FAR) & "c" Bulk Variances (2)
4 Berrien Avenue, Block 68, Lot 7

Mr. Roeder made a motion to adopt Resolution ZB23-07; seconded by Mr Jacobsohn. Voice Vote--Motion Carried.

CHAIR'S COMMENTS & CORRESPONDENCE

There was no correspondence to review and the Chair had no comments. There were no comments from the public on non-agenda items.

Vice-Chairman Hoberman made a motion to close the public comment; seconded by Chairwoman Abbey. Voice Vote-- Motion Carried.

APPLICATION:

ZB23-06

Lori Trani

d-4 (FAR) & "c" Bulk (MIC) Variance

14 Van Wyck Drive

Block 17.12, Lot 11

Property Zoned: R-20 District

MLUL: 2/1/2024

Applicant seeks to construct a 264 square-foot (12' x 22') all-season sunroom addition consisting of one gable-roofed room with a ceiling maximum of 131 inches and a minimum of 96 inches above subfloor. The proposed addition is located at 14 Van Wyck Drive in Princeton Junction, which intersects nearby Windsor Drive on a .47-acre parcel. It will be a traditional style that is predominately wood framing and tempered glass materials with asphalt roof shingles. Overall height of the proposed addition is 17 feet. This is a residential addition. No additional parking will be required. The applicant is seeking a Floor Area Ratio (FAR) d-4 Variance to increase the FAR (13% permitted; 14.9% existing) to 16.2%. The applicant is also seeking to increase the Maximum Improvement Coverage (MIC) (20% permitted; 24.3% existing) to 25.6%.

Attorney Schmierer stated that the proof of publication is in order and the Board has jurisdiction to hear the application.

Attorney Schmierer swore-in, Geoffrey Gettelfinger, who said he was representing his wife Lori Trani, the applicant. Mr. Gettelfinger described what is being proposed.

Planner Novak and Mr. Surtees were also sworn-in by Attorney Schmierer.

Mr. Gettelfinger testified his lot was one of the smallest lots compared to the surrounding homes, and the proposed addition would be used year-round.

David Novak, PP, Zoning Board Planner, reviewed his report dated October 9, 2023. He asked Mr. Gettelfinger several questions regarding the description of his property. He said there has never been ponding or flooding issues.

Planner Novak asked how the proposed addition was visually seen by his neighbors. Mr. Gettelfinger responded the neighbors to the rear and west will not see the addition because of the density of the landscaping and the neighbors to the east will be able to slightly see it.

There was discussion of the possibility of removing the small paver patio to reduce the MIC. Mr. Gettelfinger said it was approximately 15' x 20' and only used for additional seating when they entertain, if needed. He said it could be removed if the Board directed him to. Planner Novak calculated it and the MIC would be minimally reduced.

The inground pool was considered impervious surface; only the concrete surround is calculated in the MIC.

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

ALISON MILLER, 41 Windsor Drive: Ms. Miller said she lives approximately 900 feet from this application. It is a good neighborhood to live in. It is zoned both R-20 and R-30. She said she was in support of this addition.

There were no further comments. Mr. Roeder made a motion to close the public hearing; seconded by Mr. Church. Voice Vote--Motion Carried.

Vice-Chair Hoberman said that they are long-term West Windsor family who wants to remain here, it adds another living space to the house without being a distraction or impediment to the neighborhood or surrounding neighbors—he is okay with the addition.

The Zoning Board discussed and agreed that there were no flooding issues, and the small paver patio could remain.

Mr. Church made a motion to approve application ZB23-06 to approve that MIC increase and the FAR increase; seconded by Mr. Garzio.

Roll Call:

Aye: Garzio, Roeder, Marks, Jacobsohn, Church, Hoberman, Abbey

Nay: None

Abstain: None

Absent: VanDyke

Not Voting: Fridkin

Chairwoman Abbey stated the following circumstances/conditions:

- There are no special reasons or hardships, but in this case, the applicant has demonstrated it can accommodate any problems that may come up because of the increase due to the addition.
- The increase is not substantial; it is only adding 1% to the MIC and less than 2% to the FAR.
- This is the smallest lot in the neighborhood.
- The addition in the rear is not noticeable from the street. It is far from the side yards, being in the middle of the house. And the applicant says there are dense trees on the sides, so the neighbors will not see it.
- Applicant states there are no water or drainage issues.
- In regard to the increase to the FAR, they are not adding a bedroom so there is no need for additional parking or any of the other things considered with that type of addition.

The next meeting for re-organization is scheduled for January 4, 2024. Mr. Surtees asked the Board Members if they would consider a 6:30 pm start time. They agreed to keep it at 7:00 pm.

With no further business, Chairwoman Abbey adjourned the meeting at 7:40 pm.

Respectfully submitted,
Cynthia Dziura, RMC/CMR
Recording Secretary