



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, August 1, 2024  
TIME: 7:00 p.m.  
LOCATION: **West Windsor Township Municipal Building  
271 Clarksville Road  
Meeting Room "A"**

### AGENDA

1. **STATEMENT OF ADEQUATE NOTICE**
2. **ROLL CALL OF MEMBERS**
3. **\*MINUTES:** June 6, 2024
4. **\*RESOLUTIONS:**
  - a) **ZB22-06**  
**Nathan & Alison Prussing**  
d-4; "c" Bulk Variances  
976 Alexander Road; Block 11.01, Lot 17
  - b) **ZB24-01**  
**Elan S. Rome**  
"c" Bulk Variance  
6 Robin Circle; Block 27.05, Lot 36
5. **CHAIR'S COMMENTS & CORRESPONDENCE:**  
Public Comment – Non-agenda items  
(Limit 15 minutes – 3 minutes per person.  
*Discussion on pending applications not permitted at this time.*)
6. **\*APPLICATION:**
  - a) **ZB24-02**  
**Amartya Roy**  
d-4 (FAR) & c-1 Bulk Variances  
12 Berrien Avenue; Block 68, Lot 11  
Property Zoned: R-1A  
MLUL: 10/30/24  

Applicant seeks to construct an addition of 686 sq. ft to an existing 2 bed 1 bath 1 -1/2 story house (714 square foot) built on a 9064.81 square foot lot located at 12 Berrien Avenue. Said structure will need a variance relief to increase their Floor Area Ratio (FAR) from 7.88% (13% is permitted) to 15.44%. A side variance from 20.16 feet to 8.83 feet and a Maximum Improvement Coverage (MIC) from 18.88% (where 17% is permitted). Proposed structure will include 1 in-law suite, 1 full bathroom and small family room on the first-floor and extend 1 bedroom with an attached bathroom on the second floor (facing the backyard) making it a 3-bedroom 3-bathroom house. The applicant also seeks all variances, waivers, exceptions and all other relief that the Zoning Board of Adjustment may deem appropriate and necessary.
7. **CLOSED SESSION** (If needed)
8. **ADJOURNMENT** (Targeted for 10pm]

Susan Abbey, Chair  
Curtis Hoberman, Vice Chair

\* Indicates formal action may be taken.

**271 CLARKSVILLE ROAD • PO BOX 38 • WEST WINDSOR, NEW JERSEY 08550 • (609) 799-9396 • FAX (609) 275-4850**

**WEBSITE: WWW.WESTWINDSORNJ.ORG**

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