



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, December 5, 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:** October 3, 2024
4. ***RESOLUTION:** **ZB24-04**
Jacob Dick
d-4 (FAR) & C-1 Bulk Variances
110 Harris Road; Block 80, Lot 23
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) **ZB24-05**
Amitav C. Mohapatra & Sangeeta P. Patil
d-4 (FAR) Variance
5 Corio Court; Block 9, Lot 55.08
Property Zoned: R-3A District
MLUL: 3/1/2025

The Applicants propose to finish a portion of the basement of their still-under-construction single-family home located at 5 Corio Court, Block 9, Lot 55.08. The as-permitted two-story house measures 3,472 square feet and is located on a 10,443 square foot (0.24 acre) lot in the R-3A District. The proposed improvements to the basement will add 349 square feet to the home's floor area. Because the as-improved home would exceed the permitted maximum floor area ratio of 0.35 by 166 square feet, the Applicants seek variance relief from the FAR requirement under N.J.S.A. 40:55D-70d (4).
7. **CLOSED SESSION** (If needed)
8. **ADJOURNMENT** (Targeted for 10pm)

Susan Abbey, Chair
Curtis Hoberman, Vice Chair

* Indicates formal action may be taken.

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WEBSITE: WWW.WESTWINDSORNJ.ORG

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