

WEST WINDSOR TOWNSHIP
ZONING BOARD OF ADJUSTMENT

DATE: Thursday, January 23, 2020

TIME: 7:00 p.m.

LOCATION: Meeting Room A

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 – Lisa Komjati
 - d. Appointment of Recording Secretary – Kerry Philip
 - e. Appointment of Zoning Board Members to Site Inspection Review Subcommittee (3)
- *4. CONSENT AGENDA:**
 - a. Resolution of Schedule of Regular Meetings (1st & 4th Thursdays)
 - b. Resolution 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. Mason, Griffin and Pierson – Ed Schmierer – (Board Attorney)
 - e. Van Cleef Engineering – Ian Hill - (Board Civil Engineer)
 - f. Van Cleef Engineering – Chris Jepson – (Board Environmental Engineer)
 - g. Turek Consulting LLC – Fred Turek (Conflict Civil Engineer)
 - h. Burgis Assoc. Inc. – David Novak (Board Planner)
 - i. Arora and Associates – James Kochenour – (Board Traffic Engineer)
 - j. Landscape Architect – Dan Dobromilsky
 - k. Fire Marshall – Jim Yates
 - l. Traffic Safety Officer – Sgt. Francis Bal
- 5. CHAIR’S COMMENTS & CORRESPONDENCE:** Public Comment – Non-agenda items (limit 15 minutes)

Continued...

***6. REPORTS:** End of Year Report for 2019 pursuant to NJSA 40:550-70.1

***7. RESOLUTIONS:** **a) ZB18-05 SP**
VCC PRINCETON JUNCTION, LLC
Preliminary/Final Major Site Plan & Sign Waiver
47 Princeton-Hightstown Rd.;
Block 12.04, Lot 18

b) ZB18-07
CELBATIONS@WEST WINDSOR
d-1 Use Variance & Concept Plan
SW corner of McGetrick Lane & Southfield Road
Block 21.27, Lot 1

***8. APPLICATIONS:** **a) ZB19-11**
Craig W. Harding
“c” Bulk Variance
144 South Lane
Block 33, Lot 34
Property Zoned: R-2 District
MLUL: 4/11/2020

A 672 sq. foot two car, one story garage is proposed to be constructed at 144 South Lane, West Windsor. This building is to be 14 feet 4 inches high on a ¾ acre lot to replace the previous garage that was destroyed in a micro burst storm in April of 2019. A variance for the building is being sought to build this garage 10 feet from the property line due to the revised Township regulations. The previous garage had been constructed 1 foot from the property line and stood for over 40 years. The new regulations will not allow us to rebuild that close to the property line. A 10 foot variance will allow access to our back yard on both sides of the new garage.

b) ZB-10
Princeton Jct. Commons, LLC
d-1; d-4; “c” Bulk Variances & Concept Plan
201 Clarksville Road
Block 10, Lot 15.03
Property Zoned: ROM-4 District
MLUL: 3/31/2020

Use variance approval and floor area ratio relief pursuant to NJSA 40:55D-70.d.(1) and (4) respectively, concept plan review, bulk variance relief for approval of a self-storage facility. The property is approximately 10.65acre parcel which was previously approved for an office building. Application is to allow the construction of a 78,700 square foot self-storage facility in three (3) buildings, with associated parking, stormwater management facilities, etc. The three (3) proposed buildings consist of the following: Building A - 4 story 55,600sf building with a 13,900 footprint, Building B - 1 story 17, 600sf building, Building C - 1 story 5,500sf building

9. CLOSED SESSION: **(If needed)**

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

* Indicates formal action may be taken