



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, November 4, 2021
TIME: 7:00 p.m.
LOCATION: West Windsor Township Senior Center
271 Clarksville Road

AGENDA

1. STATEMENT OF ADEQUATE NOTICE
2. ROLL CALL OF MEMBERS
3. *MINUTES: September 24, 2020; October 7, 2021
4. *RESOLUTION: **ZB21-01**
Daniel Schlegel
d-4 Variance
15 Hereford Dr; Block 16.01, Lot 8
5. CHAIR'S COMMENTS & CORRESPONDENCE: Public Comment – Non-agenda items (limit 15 minutes)
6. *APPLICATIONS: a.) **ZB21-02**
Eve & Scott Gelade
d-4 Variance
17 Hereford Dr; Block 16.01, Lot 9
Property Zoned: R-20 District
MLUL: 1-19-2022

The proposed project, at 17 Hereford Drive and designated as Block 16.01, Lot 9 on the West Windsor Township Tax Map, is to construct a second story addition above the garage to enlarge a bedroom, add a bathroom and closet. The proposed addition consists of 480 square feet. Due to the increased habitable space, the property will have a FAR exceeding the maximum allowable 13%. Consequently, the Applicants seek from the Board a (d)(4) use variance. The proposed addition will not alter any setbacks, have no environmental impact, will not add occupants nor affect parking. The proposed addition is a traditional design and in-line with the current homes in the neighborhood.

b.) **ZB21-03**
Vishal Narula

d-4 Variance
14 Dickens Dr; Block 24.06, Lot 128
Property Zoned: R-20 District
MLUL: 1-28-2022

The project involves construction of a 375 square foot residential sunroom on 14 Dickens Drive, Princeton Junction. This will increase the FAR ratio from 13% to 14.4%, hence requesting the variance. The proposed sunroom will be within existing building line and over an existing patio. The position of the sunroom is not in the view of any neighbors and will have no adverse impact on the surrounding property owners.

7. **CLOSED SESSION** (If needed)
8. **ADJOURNMENT** [Targeted for 10pm]

* Indicates formal action may be taken

Susan Abbey, Chair
Curtis Hoberman, Vice Chair