

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING  
REGULAR MEETING  
November 4, 2021

The Regular meeting of the Zoning Board was called to order at 7:01 pm by Chairwoman Susan Abbey.

**STATEMENT OF ADEQUATE NOTICE**

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 27, 2021.

**ROLL CALL AND DECLARATION OF QUORUM**

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

ABSENT: None

**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**

September 24, 2020 Minutes

A motion was made by Mr. Roeder to adopt the minutes of September 24, 2020, as amended; seconded by Mr. Church.

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

Nay: None

Abstain: None

Absent: None

Not Voting: Fridkin

October 7, 2021 Minutes

A motion was made by Mr. Roeder to adopt the minutes of October 7, 2021, as amended; seconded by Mr. VanDyke.

Aye: Fridkin, Garzio, Van Dyke, Roeder, Marks, Jacobsohn, Church, Abbey

Nay: None

Abstain: Hoberman

Absent: None

Not Voting: None

The minutes will be amended by the Recording Secretary and the final version will be forwarded to the Administrative Secretary.

**RESOLUTION**

Resolution ZB21-01                      Daniel Schlegel  
   d-4 Variance  
   15 Hereford Drive – Block 16.01, Lot 8

A motion was made by Mr. Roeder to approve Resolution ZB21-01, as amended; seconded by Chairwoman Abbey.  
Aye: Fridkin, Garzio, Van Dyke, Roeder, Marks, Jacobsohn, Church, Abbey  
Nay: None  
Abstain: Hoberman  
Absent: None  
Not Voting: None

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Chairwoman Abbey stated that the Public Health Officer has asked everyone in attendance to wear a mask. There were no comments received from the public.

**APPLICATION:**

**ZB21-02                      Eve & Scott Gelade**  
   d-4 Variance  
   17 Hereford Drive; Block 16.01, Lot 9  
   Property Zoned: R-20 District  
   MLUL: 1/19/2022

The proposed project 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.

Attorney Schmierer confirmed that the proof of publication and service are in order and the Board has jurisdiction.

Ms. Gelade was sworn-in by Attorney Schmierer. She gave a description of the application and what is being requested.

The Township's Planning Board Planner, David Novak, PP, Planner, was sworn-in by Attorney Schmierer.

The Zoning Board members asked Ms. Gelade several questions regarding the proposed addition.

Planner Novak confirmed that the comments in his report dated October 25, 2021 were addressed.

The applicant brought to the attention of the Planning Board that the survey showed the address as 19 Hereford Drive, but it was actually 17 Hereford Drive.

Chairwoman Abbey opened the meeting for public comment. Passed by voice vote. Seeing no comments, the meeting was closed for public comment. Passed by voice vote.

Chairwoman Abbey stated the following comments/conditions:

- The walk-in closet cannot be converted to a 6<sup>th</sup> bedroom, and it remains a 5-bedroom home.
- Only 1% increase in FAR; no negative impact.
- FAR can be accommodated.
- Addition is within the existing footprint.
- No negative impact on neighborhood.
- Will not substantially impair the intent and purpose of the R-20 zone plan.
- Numerous examples on other homes in neighborhood were presented.
- Satisfies the negative criteria.
- Recognizes and preserves the character of neighborhood and lot size of 20,000 S.F.
- Does not change the MIC.
- House next door has a similar addition.
- New façade matches existing home.
- Does not increase parking requirements.

Mr. Roeder made a motion to approve the application subject to the comments/conditions as cited by Chairwoman Abbey; seconded by Mr. VanDyke.

Aye: Van Dyke, Roeder, Marks, Jacobsohn, Church, Hoberman, Abbey

Nay: None

Abstain: None

Absent: None

Not Voting: Fridkin, Garzio

**ZB21-03**

**Vishal Narula**

d-4 Variance

14 Dickens Drive; 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. This will increase the FAR from 13% to 14.4%, hence requesting the variance. The proposed sunroom will be within the 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.

Attorney Schmierer confirmed that the proof of publication and service are in order and the Board has jurisdiction.

Mr. Narula gave an overview of the project, provided testimony, and the submitted exhibits were reviewed.

Planner Novak submitted a report dated October 25, 2021, and said all his concerns were addressed.

Chairwoman Abbey opened the meeting for public comment on the application. There was no public in attendance to comment. Mr. Jacobsohn made a motion to close the meeting for public comment. Passed by voice vote.

Chairwoman Abbey stated the following comments/conditions:

- The property slopes significantly away from the house. There is an approximately 1-story drop.
- There are large homes in this neighborhood with small lots.
- The home will be 28% larger than others, but the lot is 38% larger than average.
- Doesn't add to the MIC.
- There is substantial screening by evergreens on the left side of the house.
- The addition is not visible from the street.
- It does not add a bedroom.

Mr. Roeder made a motion to approve the application, subject to the comments/conditions stated by Chairwoman Abbey; seconded by Mr. Hoberman.

Aye: Van Dyke, Roeder, Marks, Jacobsohn, Church, Hoberman, Abbey

Nay: None

Abstain: None

Absent: None

Not Voting: Fridkin, Garzio

#### COMMENTS

Mr. Church asked about the progress on construction of the Wawa. Mr. Surtees gave an update.

Chairwoman Abbey asked, with the increase in the number of warehouses being erected in the Township, what is being done about the impact on the roads. Mr. Surtees and the Zoning Board discussed this subject.

With no further business, the meeting was adjourned at approximately 8:40 pm.

Respectfully submitted,



Cynthia Dziura

Recording Secretary