WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP
ZONING BOARD OF ADJUSTMENT

DATE: Thursday, April 7, 2022

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:**   March 3, 2022

4. ***RESOLUTION**:   **ZB22-01 Bindi & Kash Patel**
                                         "c" Bulk Variance
                                         564 Village Road West; Block 17.15, Lot 1

5. **CHAIR'S COMMENTS**
   & CORRESPONDENCE: Public Comment – Non-agenda items (limit 15 minutes)

6. ***APPLICATIONS:**   **a) ZB22-02**
                                         MARC & SHARON SIBILIA
                                         d-4 (FAR) Variance
                                         217 Washington Rd; Block 42, Lot 7
                                         Property Zoned: R-20 District
                                         MLUL: 5/25/22

The proposal is to convert 361 square feet of existing 2nd floor space from storage to livable space at 217 Washington Road (County Rt. 571), Princeton, NJ (West Windsor Township). No exterior changes are proposed. Our lot size is 16,500 sf (0.38 acres). A residential bulk variance (type "d") for a floor-area-ratio (FAR) of 14.3% (1.3% above the allowed 13%) will be requested with this application.

                                         b) ZB22-03
                                         Ramesh Janga
                                         d-4 (FAR) & "c" Bulk Variances
                                         1781 Old Trenton Rd; Block 33, Lot 4
                                         Property Zoned: RR/C District
                                         MLUL: 5/31/2022

Proposed to construct a single family 2 story residential dwelling on an undersized lot of record. Seeking a d-4 Variance to construct a 2,750 sf dwelling resulting in a Floor Area Ratio of 8.3%; whereas a maximum Floor Area Ratio of 5% is permitted. Also seeking a d-4 Variance to install 5,108 sf of impervious coverage (15.6%); whereas a maximum permitted impervious coverage of 3,267 sf (10%) is permitted. Applicants will also be seeking all other variance relief that may be required by the Board during review of this application. Premises located at 1781 Old Trenton Rd. and designated as Block 33, Lot 40 on the West Windsor Township Tax Map.

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

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

* Indicates formal action may be taken   Susan Abbey, Chair
                                                                 Curtis Hoberman, Vice Chair