



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, March 3, 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. REORGANIZATION:
 - a. Election of Chair
 - b. Election of Vice Chair
 - c. Appointment of Administrative Secretary – Lisa Komjati
 - d. Appointment of Recording Secretary – Cindy Dziura
 - e. Appointment of Zoning Board Members to Site Inspection Review Subcommittee (3)
- *4. CONSENT AGENDA:
 - a. Resolution (ZB2022-R-01) of Schedule of Regular Meetings (1st Thursday each month)
 - b. Resolution (ZB2022-R-02) 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. Resolution (ZB2022-R-03) appointing professional staff for 2022
 1. Mason, Griffin and Pierson – Ed Schmierer (Board Attorney)
 2. Van Cleef Engineering – Ian Hill (Board Civil Engineer)
 3. Van Cleef Engineering – Chris Jepson (Board Environmental Engineer)
 4. Turek Consulting LLC – Fred Turek (Conflict Civil Engineer)
 5. Burgis Assoc. Inc. – David Novak (Board Planner)
 6. Arora and Associates – Jeff L'Amoreaux (Board Traffic Engineer)
 7. Landscape Architect – Dan Dobromilsky
 8. Fire Marshall – Tim Lynch
 9. Traffic Safety Officer – Sgt. Kevin Loretucci
 - e. Minutes: November 4, 2021
5. CHAIR'S COMMENTS
& CORRESPONDENCE: Public Comment – Non-agenda items (limit 15 minutes)
- *6. REPORTS: End of Year Report for 2021 pursuant to NJSA 40:550-70.1
Continued...

*7. **RESOLUTIONS:** **a) ZB21-02**
 EVE & SCOTT GELADE
 d-4 Variance
 17 Hereford Dr.
 Block 16.01, Lot 9

b) ZB21-03
VISHAL NARULA
d-4 Variance
14 Dickens Dr.
Block 24.06, Lot 128

*8. **APPLICATIONS:** **ZB22-01**
 Bindi & Kash Patel
 “c” Bulk Variance
 564 Village Rd West; Block 17.15, Lot 1
 Property Zoned: R-30 District
 MLUL: 5/31/2022

In ground pool with pavers surrounding pool and a concrete pad to store pool equipment are proposed to be contrasted with an approximate square footage of 957 sq. ft. at the back yard of the premises located at 564 Village Road West, Princeton Junction, NJ 08550, having an acreage of .83 acres. R-30 Residential Zoning District, Section 200-163.E of the West Windsor Township Land Use Code (“LUO”) limits the maximum improvement coverage within the zone to 18% and following the installation of the pavers surrounding the pool, the Property will have a maximum improvement coverage of 25.15%.

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.

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

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

* Indicates formal action may be taken