

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING
REGULAR RE-ORGANIZATION MEETING
March 3, 2022

The Regular Re-Organization meeting of the Zoning Board was called to order at 7:00 pm by Attorney Schmierer in the Senior Center Building at the Municipal Complex.

STATEMENT OF ADEQUATE NOTICE

Attorney Schmierer announced that 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 February 23, 2022.

SEATING OF NEW OR RE-APPOINTED MEMBERS

Attorney Schmierer swore-in re-appointed member John Church.

ROLL CALL AND DECLARATION OF QUORUM

Susan Abbey, Chair
Curtis Hoberman Vice-Chair
John Church
Henry Jacobsohn
John Roeder
Carl VanDyke

ABSENT: Daniel Marks
Michael Garzio, Alt. #1
Eugene Fridkin, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

Ed Schmierer, Esq., Attorney
David Novak, PP, Planner
Sam Surtees, Land Use Manager and Zoning Officer

REORGANIZATION

Attorney Schmierer asked for nominations for Chair. Mr. Hoberman nominated Ms. Abbey as Zoning Board Chair for 2022; seconded by Mr. Roeder. There were no other nominations. All Aye.

The meeting was turned over to Chairwoman Abbey.

Chairwoman Abbey asked for nominations for Vice-Chair. Mr. Roeder nominated Mr. Hoberman as Zoning Board Vice-Chair for 2022; seconded by Mr. VanDyke. There were no other nominations. All Aye.

Chairwoman Abbey asked for a motion for the following appointments for 2022:

- Lisa Komjati as Zoning Board Administrative Secretary
- Cindy Dziura as Zoning Board Recording Secretary
- John Church, Henry Jacobson, and Daniel Marks to the Site Inspection Review Subcommittee

Motion: Mr. Roeder; seconded by Mr. Church. All Aye.

ANNOUNCEMENT

Attorney Schmierer announced that the application for Ramesh Janga will not be heard tonight and will be carried to the April 7, 2022 meeting. The Board accepts jurisdiction and no additional noticing is required.
Motion: Chairwoman Abbey; seconded by Mr. Roeder. All Aye.

CONSENT AGENDA

ZB 2022-R-01 Schedule of Regular Meetings (1st Thursday of each month)
ZB 2022-R-02 Official and Other Newspapers to Receive Meeting Notices (Princeton Packet; The Times)
Authorization for Chairman or Vice-Chairman to approve bills and vouchers.
Motion to adopt: Mr. Roeder; seconded by Mr. Jacobson. All Aye.

ZB 2022-R-03 Appointing Professional Staff for 2022.
Chairwoman Abbey reviewed appointments. Mr. Surtees stated the only increase from 2021 was Van Cleef Engineering Associates.

- Mason, Griffin & Pierson, Ed Schmierer (Board Attorney)
- Van Cleef Engineering Associates, Ian Hill, PE (Board Civil Engineer)
- Van Cleef Engineering Associates, Chris Jepson (Board Environmental Engineer)
- Turek Consulting, LLC, Fred Turek, PE (Conflict Civil Engineer)
- Burgis Associates, Inc., David Novak (Board Planner)
- Arora and Associates, Jeff L'Amoreaux, PE (Board Traffic Engineer)
- Dan Dobromilsky, LLA (Landscape Architect)
- Tim Lynch (Fire Marshall)
- Sgt. Kevin Loretucci (Traffic Safety Officer)

Motion to appoint: Mr. Roeder; seconded by Mr. Church. All Aye.

November 4, 2021 Minutes
Motion to adopt: Mr. Roeder; seconded by Mr. VanDyke. All Aye.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There was no correspondence to review and the chairman had no comments.

REPORTS

The End of the Year Report for 2021, pursuant to NJSA 40:550-70.1, was discussed.
Motion to approve, as amended: Chairwoman Abbey; seconded by Vice-Chairman Hoberman. All Aye

RESOLUTIONS

ZB21-02 Eve & Scott Gelade – d-4 variance, 17 Hereford Dr., Block 16.01, Lot 9
Motion to adopt, as amended: Mr. Roeder; seconded by Mr. Jacobsohn. All Aye.

ZB21-03 Vishal Narula– d-4 variance, 14 Dickens Dr., Block 24.06, Lot 128
Motion to adopt, as amended: Mr. Roeder; seconded by Mr. VanDyke. All Aye.

APPLICATION:

ZB22-01 **Bindi & Kash Patel**
 "c" Bulk Variance
 564 Village Rd West; Block 17.15, Lot 1
 Property Zoned: R-20 District
 MLUL: 5/31/2022

An in-ground pool with pavers surrounding pool and a concrete pad to store pool equipment are proposed to be constructed 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%.

Mr. and Ms. Patel were sworn-in by Attorney Schmierer. Attorney Schmierer confirmed that the proof of publication and service are in order and the Board has jurisdiction. Ms. Patel gave an explanation of the application.

The Township's Planning Board Planner, David Novak, PP, Planner, was sworn-in by Attorney Schmierer. Memorandums were submitted by Planner Novak dated February 17, 2022 and Attorney Schmierer dated February 4, 2022.

There was an extensive discussion on the application. It was determined there was no negative criteria, and it does conform with the neighborhood zone plan.

Chairwoman Abbey opened the meeting for public comment on the application. Seeing no comment, Mr. VanDyke made a motion to close the meeting for public comment; seconded by Mr. Roeder. Passed by voice vote.

Mr. Roeder made a motion to approve the application subject to the conditions that will be cited in the memorializing resolution; seconded by Vice-Chairman Hoberman.

Aye: VanDyke, Roeder, Jacobsohn, Church, Hoberman, Abbey
Nay: None
Abstain: None
Absent: Fridkin, Garzio, Marks
Not Voting: None

Chairwoman Abbey stated the following conditions: Board determined patio area plan can be reduced, at applicant's discretion, to 22% maximum MIC. And the following reasons: Can accommodate, doesn't impact intent of zoning. Meets setbacks and drainage to detention basin exist

With no further business, the meeting was adjourned at 8:20 pm.
Motion to adjourn: Chairwoman Abbey; seconded by Mr. Roeder. All Aye.

Respectfully submitted,

Cynthia Dziura, Recording Secretary