



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, June 1, 2023
TIME: 7:00 p.m.
LOCATION: **West Windsor Township Municipal Building**
271 Clarksville Road
Meeting Room "A"

AGENDA

1. STATEMENT OF ADEQUATE NOTICE
2. ROLL CALL OF MEMBERS
3. ***MINUTES:** April 6, 2023
4. **CHAIR'S COMMENTS
& CORRESPONDENCE:** Public Comment – Non-agenda items
*(Limit 15 minutes – 3 minutes per person.
Discussion on pending applications not permitted at this time.)*
5. ***APPLICATIONS:**
 - a) **ZB22-03**
Ramesh Janga
d-4 (FAR); c Bulk Variances (2)
1781 Old Trenton Road; Block 33, Lot 40
Property Zoned: RR/C District
MLUL: NA

Request for one (1) year extension of approval that was approved on April 7, 2022 and memorialized by resolution on May 5, 2022.

- b) **ZB 22-05**
Paul Meers & Stacey Fox
d-1; d-4 & c Bulk Variance
29 Berrien Avenue, Block 74, Lots 40 & 41
Property Zoned: R-1A District
MLUL: 6/1/23
[Continued from April 6, 2023]

In residential Berrien City, at 29 Berrien Avenue, a .30-acre parcel, between Alexander Road and Montgomery Street, there is a decrepit carport in need of replacement. On the same footprint, homeowners wish to replace it with a garage/workshop with an office space above that can serve as a guest room. The upper level will have a full bathroom, but it will not have permanent kitchen appliances installed or a second sink. Each floor will be 342.8 sq. ft. with a total of 685.6 sq. ft. with a slanted roof for solar panels. The roof height will be 18.4 feet on the left and 16.6 feet on the right. It will be a simple solid wood cabin. Variances for FAR, use and side yard will be sought on this application.

271 CLARKSVILLE ROAD · PO BOX 38 · WEST WINDSOR, NEW JERSEY 08550 · (609) 799-9396 · FAX (609) 275-4850

WEBSITE: WWW.WESTWINDSORNJ.ORG

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c) **ZB23-02**

Pramod Surendran

d-4 (FAR) Variance

31 Pierson Avenue, Block 91, Lot 16

Property Zoned: R-20 District

MLUL: 8/22/23

For the last 10 years we have resided in our home at 31 Pierson Avenue in West Windsor Township. During this time, we welcomed our 2 girls now ages 9 and 5. With our growing family and short-term visits of in laws and mother, we have run out of living space in our Cape Cod-style home. In December 2022, we had a pipe burst and have moved out temporarily to an apartment. We decided to use this opportunity to update our home and add more living space. We worked with our architect to come up with a viable plan. The plan increases the FAR to 20.2% where only 13% is permitted. The plan includes addition of a living room and kitchen to the rear of the house and adding a second story comprised of 4 bedrooms, 3 baths and an office to meet our needs. We hereby request the West Windsor zoning board to kindly take our request into consideration and approve our plan, so our kids can continue their education in wonderful WWP schools, and facilitate us to move back to our home.

6. **CLOSED SESSION** (If needed)

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

Susan Abbey, Chair
Curtis Hoberman, Vice Chair

* Indicates formal action may be taken