

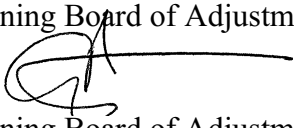
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MEMORANDUM

via Electronic Mail

To: West Windsor Township Zoning Board of Adjustment

From: Edwin W. Schmierer, Esq. 
West Windsor Township Zoning Board of Adjustment Attorney

Date: June 14, 2023

Re: West Windsor Township Zoning Board of Adjustment -Application ZB23-04: Feng Qiao Lu Bulk Variance; 1323 Old Trenton Road, Block 29, Lot 13 West Windsor Township Tax Map; R-30 Residential Zoning District; Revised Application

The West Windsor Township Zoning Board of Adjustment, Site Inspection Subcommittee, visited the above-referenced property on June 6, 2023. During that visit, it was determined that there is an existing 494 square foot shed and chicken coop on the property. This structure would add to the property's improvement coverage.

The applicant originally sought a "c" bulk variance to increase their existing improvement coverage from 22.4% to 25.07% if the proposed garage was constructed on the property. With the additional square footage from the shed and chicken coop, the improvement coverage variance now sought is 28.56 %. The permitted improvement coverage in the R-30 residential zoning district wherein the property is located is 18%.

The Site Inspection Subcommittee report, which was submitted on June 12, 2023, does confirm that the applicant's property is substantially smaller than the required minimum lot size in the zone. Consequently, as set forth in my original memorandum, dated May 24, 2023, the

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applicant continues to seek a "c" hardship bulk variance due to the inability to comply with the improvement coverage requirements of the zone. With the adjusted maximum improvement coverage variance request, the Board should continue to apply the standards set forth in the Chirichello and Lang cases referenced in my earlier memorandum.

cc: (via email):

Samuel J. Surtees, West Windsor Township Land Use Manager

Patricia Thompson, Zoning Board of Adjustment Secretary

David Novak, PP, Burgis Associates, Inc., Board Planning Consultant

Daniel Dobromilsky, CLA, Board Landscape Architect

Ian Hill, PE, Van Cleef Associates, Board Engineering Consultant

Feng Qiao Lu, Applicant