



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, October 5, 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: September 7, 2023
  4. \*RESOLUTION: **ZB 23-05**  
**Brian Young**  
d-4 (FAR) Variance  
969 Alexander Road, Block 63, Lots 154
  5. 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.)*
  6. \*APPLICATION: **ZB23-07**  
**Ayse Akincigil**  
d-4 (FAR) & "c" Bulk Variances (2)  
4 Berrien Avenue, Block 68, Lot 7  
Property Zoned: R-1A District  
MLUL: 1-13-2024
- Applicant seeks to construct a 480 square foot detached single story structure on a 9147.6 square foot lot located at 4 Berrien Avenue. Said structure will need variance relief to increase their Floor Area Ratio (FAR) from 14% (where 13% is permitted) to 18.7%. A side yard variance from 20 feet to 10 feet and a Maximum Improvement Coverage (MIC) variance from 22% (where 17% is permitted) to 26.2%. Said structure will serve as habitable space and will be utilized as a home office complete with a wet bar and half bathroom.
7. CLOSED SESSION (If needed)
  8. ADJOURNMENT [Targeted for 10pm]

Susan Abbey, Chair  
Curtis Hoberman, Vice Chair

\* Indicates formal action may be taken

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WEBSITE: [WWW.WESTWINDSORNJ.ORG](http://WWW.WESTWINDSORNJ.ORG)