

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING
REGULAR MEETING
August 3, 2023

The Regular meeting of the Zoning Board was called to order at 7:00 pm by Chairwoman Abbey in Meeting Room A in the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Chairwoman Abbey 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 July 27, 2023.

ROLL CALL AND DECLARATION OF QUORUM

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

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

TOWNSHIP CONSULTANT STAFF PRESENT

Ed Schmierer, Esq., Attorney, Mason, Griffin & Pierson
David Novak, PP, Planner, Burgis Associates
Sam Surtees, Land Use Manager and Zoning Officer

MINUTES

July 6, 2023 Minutes

Mr. Roeder made a motion to adopt the July 6, 2023 minutes; seconded by Chairwoman Abbey. Voice Vote--Motion Carried

Roll Call:

Aye: Roeder, Jacobsohn, Church, Hoberman, Abbey

Nay: None

Abstain: None

Absent: Fridkin, Garzio, VanDyke, Marks

Not Voting: None

RESOLUTIONS

ZB22-03 Ramesh Janga
Request for one (1) year extension of approval
1781 Old Trenton Road, Block 33, Lot 40

Mr. Roeder made a motion to adopt Resolution ZB22-03; seconded by Mr. Church. Voice Vote--Motion Carried.

ZB22-05 Paul Meers and Stacey Fox
 d-1; 4-4 & C Bulk Variance
 29 Berrien Avenue, Block 74, Lots 40 & 41

Chairwoman Abbey indicated two changes. Attorney Schmierer will make these changes prior to signature.

Mr. Roeder made a motion to adopt Resolution ZB22-05, as amended; seconded by Mr. Jacobson. Voice Vote--Motion Carried. Abstention by Vice-Chairman Hoberman.

ZB23-04 Feng-Qiao Lu
 C Bulk Variance (MIC)
 1323 Old Trenton Road, Block 29, Lot 13

Mr. Church indicated one typographical error.

Mr. Roeder made a motion to adopt Resolution ZB23-04, as amended; seconded by Mr. Jacobson. Voice Vote--Motion Carried. Abstention by Vice-Chairman Hoberman.

CHAIR'S COMMENTS & CORRESPONDENCE

There was no correspondence to review and the Chair had no comments. There were no comments from the public.

Mr. Surtees announced that he received notification that application #ZB23-02 of Pramod Surendran has been withdrawn by the applicant.

APPLICATION:

ZB23-03 Daniel Tello-Flores & Christine Sfraga
 d-4 (FAR) & C Bulk Variances
 210 Fisher Place
 Block 42, Lot 6
 Property Zoned: R-20 District
 MLUL: 9/27/23

Applicant seeks to make changes to their existing single-family home. This project includes interior renovations and a rear addition which will enclose the existing breezeway and expand the rear corner of the house. The existing second floor dormered attic area will be converted to a full height 2nd floor with new attic. The total addition will be about 665 square feet of new living space. The existing garage will be reconfigured so that there is a 2-car front entry door, and the driveway will be shifted farther away from the side property line. The renovated home will be about 1,495 total square feet. The relatively small existing lot size of 6,682 square feet requires zoning relief from the floor area ratio, maximum impervious coverage and rear setback. The completed project will be a 2-story home with a front entry

garage which will be consistent with the size and style of the surrounding homes. The owner intends to live in the renovated home.

It was announced that the applicant agreed to proceed with the hearing with only 5 Zoning Board members present.

Attorney Schmierer stated that the proof of publication is in order and the Board has jurisdiction to hear the application.

Bob Pisano, PE, Engineer, Pisano Development Group introduced himself and stated his credentials. He gave a description of the application and property. He reviewed the plans with the Board members. Mr. Pisano referred to Planner Novak's report comparing the FAR of the other homes in the area.

The applicants and their engineer, Mr. Pisano, and Planner Novak were sworn-in by Attorney Schmierer.

Mr. Pisano explained that the lot size is only 6,682 sq. feet and the existing building is 830 sq. feet. It is currently occupied by the owner and it is their intention to improve the property. The proposed plan is to improve the access to the side entrance of the garage by making it a front entry garage. The new garage will connect to the main home. A second story will also be added, increasing the current dormer. Planner Novak confirmed that the garage is not included in the FAR.

Relief will be needed for: 1) the rear setback, 2) floor area ratio, and 3) impervious coverage (the impervious coverage is actually staying the same). Planner Novak confirmed that the garage is not included in the FAR.

Mr. Sfraga stated that his home is small, and now that he is married, they would like to improve the house for them. He added that the renovation would make his home comparable to the size of those homes in his neighborhood.

Ms. Sfraga added that the renovations will look nice and help the neighbors' home values, as well.

Ms. Pisano said it is a very small home and is on a narrow, irregularly shaped lot.

No neighbors were present; however, Mr. Tello-Flores said his neighbor told him they were happy for them.

The following reports were submitted.

Ed Schmierer, Zoning Board Attorney, dated June 28, 2023

David Novak, PP, Zoning Board Planner, report dated July 12, 2023

Mr. Novak reviewed his report. He said he has no objection to what the applicants have said, and it is a smart design.

Chairwoman Abbey added that they are using the existing footprint of the home and property a lot more effectively.

Chairwoman Abbey opened the meeting for public comment on the application. There were no comments. Mr. Roeder made a motion to close the public hearing; seconded by Mr. Church.

Roll Call:

Aye: Roeder, Jacobsohn, Church, Hoberman, Abbey

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Nay: None

Abstain: None

Absent: Fridkin, Garzio, VanDyke, Marks

Not Voting: None

Chairwoman Abbey stated the following circumstances/conditions:

- The application can accommodate what they are proposing.
- The physical features specific to this property is that it is 1/3 of the size of properties in the neighborhood. It does meet the qualification that it is undersized and different from the other homes.
- The property itself is not just square; it has a lot of angles to it and makes it unique in the neighborhood.
- There are special reasons that they have for their design. The current garage entrance is a side entry and very inefficient because of the side property lines. The new front entry will correct that issue.
- The public benefits outweigh the detriments and will improve the look of the property to the neighborhood.
- The Board found no negative criteria. It is not a substantial detriment. It does not impair intent and purpose of zone. It does not impact neighboring properties. It is in character with the streetscape and the neighborhood.
- The MIC is going to be reduced.
- The design fits in with the character of the neighborhood.
- It will better utilize the existing space of the current house, and the addition is on the back within the existing side-yard and rear-yard setbacks; it does not affect neighbors.
- The second-floor addition is within the existing footprint.
- The addition of the 665 sq. feet creates a house 1,495 sq. feet which is still of modest size and similar to other homes in the neighborhood.
- There is no home occupation of business being operated there.

Mr. Roeder made a motion to approve application ZB23-03; seconded by Chairwoman Abbey.

Roll Call:

Aye: Roeder, Jacobsohn, Church, Hoberman, Abbey

Nay: None

Abstain: None

Absent: Fridkin, Garzio, VanDyke, Marks

Not Voting: None

The next meeting is scheduled for September 7, 2023.

With no further business, Chairwoman Abbey adjourned the meeting at 7:33 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary