



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, October 3, 2024
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:** August 1, 2024
4. ***RESOLUTION:** [ZB24-02](#)
Amartya Roy
d-4 (FAR) & c-1 Bulk Variances
12 Berrien Avenue; Block 68, Lot 11
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. ***APPLICATIONS:**
 - a) [ZB24-03](#)
Ting Yan & Ye Li
d-4 (FAR) Variance
24 Norchester Drive
Block 12.01, Lot 14
Property Zoned: R20B
MLUL: 12/26/24
 - b) [ZB24-04](#)
Jacob Dick
d-4 (FAR) & C-1 Bulk Variances
110 Harris Road
Block 80, Lot 23
Property Zoned: R-1A District
MLUL: 1/3/25

The Applicant is requesting an increased Floor Area Ratio (FAR) above the Zoning District Requirement of 13% to a proposed 14.17%. The Applicant's proposal involves converting an attic above an existing 2-car garage into usable space, without changing the home's footprint or physical size. This modification aims to optimize the use of existing space and enhance functionality while maintaining the current structure's boundaries.

The applicant is seeking to construct a 843 square foot one story (16.2') addition to their existing single family dwelling situated on a .22 acre lot located at 110 Harris Street. A 149 square foot playroom located on the north side of the dwelling will be demolished. The proposed addition will be of a tradition design with predominantly blue siding to match the existing dwelling. A small concrete landing will be constructed at the rear of the dwelling. A variance for Maximum Improvement Coverage (17% permitted; 21.38% existing; 29.85% proposed) and Floor Area Ratio (13% permitted; 12.7% existing; 21.5% proposed) is being sought.

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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7. **CLOSED SESSION** (If needed)
8. **ADJOURNMENT** (Targeted for 10pm]

Susan Abbey, Chair
Curtis Hoberman, Vice Chair

* Indicates formal action may be taken.