

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING
REGULAR MEETING
October 3, 2024

The Regular meeting of the Zoning Board was called to order at approximately 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 September 17, 2024.

ROLL CALL AND DECLARATION OF QUORUM

Susan Abbey, Chair
Curtis Hoberman, Vice-Chair
John Church
Henry Jacobsohn
Daniel Marks
John Roeder
Carl VanDyke
Michael Garzio, Alt. #1
Eugene Fridkin, Alt. #2

ABSENT: None

TOWNSHIP CONSULTANT STAFF PRESENT

Trishka Waterbury Cecil, Attorney, Mason, Griffin & Pierson
David Novak, PP, Planner, Burgis & Associates

Sam Surtees, Land Use Manager and Zoning Officer

ANNOUNCEMENT

Chairwoman Abbey announced that Zoning Board Application ZB24-03 of Ting Yan & Ye Li has been withdrawn.

MINUTES

August 1, 2024 Minutes

Mr. Roeder made a motion to adopt the August 1, 2024 minutes, with amendments cited by Chairwoman Abbey and Mr. Church; seconded by Mr. Church. Voice Vote -- All Aye. Abstention by Mr. Fridkin and Mr. VanDyke.

RESOLUTION

**ZB24-02 Amartya Roy
 d-4 (FAR) & c-1 Bulk Variances
 12 Berrien Avenue
 Block 68, Lot 11**

Vice-Chairman Hoberman made a motion to approve Zoning Board Resolution ZB24-02, with amendments as cited by Attorney Trishka Waterbury Cecil, seconded by Mr. Roeder. Voice Vote -- All Aye. Abstention by Mr. Fridkin and Mr. VanDyke.

CHAIR'S COMMENTS & CORRESPONDENCE

There was no correspondence to review and the Chair had no comments. Vice-Chairman Hoberman announced that the grand opening of the new Wawa is tomorrow. He said that a hotel was originally approved to be built behind the Wawa. Mr. Surtees said the applicant has revised their plans, and a Chick-fil-A is now proposed. A hearing before the Planning Board is scheduled for October 16, 2024.

Chairwoman Abbey opened the meeting for non-agenda comments from the public. There were no comments from the public.

APPLICATIONS:

a) ZB24-03 TING YAN & YE LI

As previously announced, Chairwoman Abbey said this application has been withdrawn. Zoning Board Planner Novak said that the applicant re-calculated and a variance for floor ratio relief is no longer needed.

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

Applicant seeks to construct an 843 sq. ft. one-story addition to their existing single-family dwelling situated on a .22 acre lot. A 159 sq. ft. 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 (MIC) 17% permitted, 21.38% existing, 29.85 proposed and Floor Area Ratio (FAR) 13% permitted, 12.7% existing, 21.5 proposed is being sought.

Attorney Cecil stated that the proof of publication is in order and the Board has jurisdiction to hear the application. Attorney Cecil then swore-in Jacob Dick.

The applicant, Jacob Dick, presented his application and explained his family has grown and he wishes to construct an addition onto the rear of his home. Mr. Church inquired about stormwater drainage on the property. The Engineering Office would review this issue, and a condition of approval can be added to the resolution.

Zoning Board Planner Novak and Mr. Surtees were both sworn-in.

The following document pertaining to the application was submitted:

Report dated September 13, 2024 from Zoning Board Planner David Novak

Planner Novak addressed the existing FAR and indicated it was miscalculated and should be 19.92%.

The new siding will match the current blue siding. There will be a substantial increase in the side-yard setback. There may be a basement or crawl space constructed, depending on the cost.

Chairwoman Abbey opened the meeting for public comment on the application.

KEVIN RANALLO, 106 Harris Road: Mr. Ranallo stated that this was the house his grandmother lived in. There were no water issues at that time. He believes that the person who flipped the house could have done a better job with the drainage. Mr. Ranallo said it is nice to see a family who wants to construct an addition and stay in the neighborhood.

There were no further comments. Mr. Roeder made a motion to close the public hearing; seconded by Mr. Jacobsohn. Voice Vote -- All Aye.

The Zoning Board members deliberated.

Chairwoman Abbey commented/cited conditions as follows:

- The application does recognize and preserve the established style of the neighborhood.
- This site can accommodate any problems associated with a larger FAR.
- The addition being placed in the rear of the property is a plus.
- They are increasing the privacy for the one neighbor by almost 11 feet by demolishing an old addition that extends to the property line. There will be 10 feet on the other side, so that the house will be nicely centered on the property.
- They are improving a setback problem by removing the old addition.
- They are not adding a bedroom; they are only adding one bathroom.
- There will still be 94 feet behind the addition to the rear property line, which backs up to permanently preserved land. This can accommodate any potential drainage issues, which the Township will determine.
- The current home is not going to be torn down, which is important to the character of the neighborhood.

Mr. Roeder made a motion to approve application ZB24-04 with stated criteria, comments, and conditions as cited by Chairwoman Abbey; seconded by Mr. Marks.

Roll Call:

Aye: VanDyke, Roeder, Marks, Jacobsohn, Church, Hoberman, Abbey

Nay: None

Abstain: None

Absent: Fridkin, Garzio

Not Voting: None

With no further business, Mr. Roeder made a motion to adjourn the meeting at 8:32 pm; seconded by Mr. Marks.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary