



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, February 6, 2025  
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. REORGANIZATION:
  - a. Election of Chair
  - b. Election of Vice Chair
  - c. Appointment of Administrative Secretary – Kerielle Sollecito
  - d. Appointment of Recording Secretary – Paula Alexeev
  - e. Appointment of Zoning Board Members to Site Inspection Review Subcommittee (3)
- \*4. CONSENT AGENDA:
  - a. Resolution (ZB2025-R-01) of Schedule of Regular Meetings (1<sup>st</sup> Thursday each month)
  - b. Resolution (ZB2025-R-02) of Official and Other Newspapers to Receive Meeting Notices (Princeton Packet; The Times)
  - c. Authorization for Chairman or Vice Chairman to approve bills and vouchers
  - d. Resolution (ZB2025-R-03) appointing professional staff for 2025
    1. Mason, Griffin and Pierson – Ed Schmierer (Board Attorney)
    2. Van Cleef Engineering – Ian Hill (Board Civil Engineer)
    3. Van Cleef Engineering – Chris Jepson (Board Environmental Engineer)
    4. Turek Consulting LLC – Fred Turek (Conflict Civil Engineer)
    5. Burgis Assoc. Inc. – David Novak (Board Planner)
    6. Arora and Associates – Quazi Masood (Board Traffic Engineer)
    7. Burgis Assoc. Inc. – Ed Snieckus (Landscape Architect)
    8. Fire Marshall – Tim Lynch
    9. Traffic Safety Officer – Sgt. Walter Silcox
  - e. Minutes: December 5, 2024
- \*5. RESOLUTION: **ZB24-05**  
**Amitav C. Mohapatna & Sangeeta P. Patil**  
d-4 (FAR) Variance  
5 Corio Court; Block 9, Lot 55.08

6. **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.)

\*7. **REPORTS:** End of Year Report for 2024 pursuant to NJSA 40:55D-70.1

8. **APPLICATION:**

**ZB24-07**  
**Steven Jenks**  
“C” Bulk Variance  
1736 Old Trenton Road; Block 27, Lot 10  
Property Zoned: R-1/C District  
MLUL: 4/15/2025

A pavilion, patio, and fire pit area is proposed at 1736 Old Trenton Road (0.5 acre parcel). The pavilion measures 18 ft x 18 ft with a paver stone floor, adjacent to a patio (24 ft x 13 ft) with paver stones. The new patio (dining area) will replace an existing patio of similar size. Behind the patio will be a circular fire pit area with a 19 ft diameter surrounded by pea gravel. The above-mentioned area is located behind the existing house. A 2-foot side yard variance will be required for this application.

9. **CLOSED SESSION:** (If needed)

\*10. **ADJOURNMENT** [Targeted for 10pm]

\* Indicates formal action may be taken