

WEST WINDSOR TOWNSHIP
ZONING BOARD OF ADJUSTMENT

DATE: September 26, 2019

TIME: 7:00 p.m.

LOCATION: Meeting Room A

AGENDA

1. STATEMENT OF ADEQUATE NOTICE

2. ROLL CALL OF MEMBERS

3. *MINUTES: April 25, 2019

4. RESOLUTIONS: **ZB 12-02 TRI-STATE PETRO**
Extension of Use-Variance Approval
Block 22, Lots 3.01 & 3.02

5. CHAIR'S COMMENTS & CORRESPONDENCE: **Public Comment – Non-agenda items (limit 15 minutes)**

6. *APPLICATION: a) **ZB 19-07 JAMES M. KOPLEY**
“c” Bulk Variance
Block 7, Lot 30; 580 Alexander Road
Property Zoned: R-30 District
MLUL: 12/17/2019

Construction of an eight (8') foot wood privacy fence at sidewalk grade on side front (Canal Point Blvd.). This fence will enhance plantings that are laid bare, eaten each winter by deer. The length of the fence is approximately 176 feet, plus a 16 foot gate. The fence lies on top of a berm, in the middle third of 640 feet side frontage. Setback varies from 20 feet in the North part and 15 feet from the gate, to 20 feet the Southern end, extending approximately 50 feet, south of the gate. Portions of the berm and land are below sidewalk grade where additional feet of fence may be needed to create a privacy fence.

b) **ZB 19-09 ALASTAIR BELLANY & DEBORAH YAFFE**
d-4 Variance
Block 24, Lot 7.05; 211 South Mill Rd.
Property Zoned: R-20 District
MLUL: 1/2/2020

We propose to renovate the existing detached garage/barn at 211 South Mill Road, a lot of 8,760 square feet. The renovated building will include a 144-square-foot home office and a 415-square-foot garage/storage/hobby room; both count as living space for purposes of calculating floor area ratio. The renovated building will also include a 103-square-foot storage shed that does not count as living space. The footprint of the renovated building will be identical to the footprint of the existing building. Because existing and renovated living space will together exceed permitted FAR, a D-4 variance is required.

