

WEST WINDSOR TOWNSHIP  
ZONING BOARD OF ADJUSTMENT

DATE: July 23, 2020

TIME: 7:00 p.m.

LOCATION: West Winsor Township Senior Center

AGENDA

1. **STATEMENT OF ADEQUATE NOTICE**

2. **ROLL CALL OF MEMBERS**

3. **\*REORGANIZATION** Appointment of Administrative Secretary- Erika Ward

4. **\*MINUTES:** July 25, 2019; August 22, 2019; September 5, 2019; September 26, 2019; October 24, 2019; November 7, 2019

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

6. **\*APPLICATIONS:**

a) **ZB 19-01**

**PRINCETON RESEARCH LANDS**

Request for 1 year extension of approval  
Block 23, Lot 110; 1530 Old Trenton Road  
Property Zoned: RR/C District  
MLUL: N/A

On June 6, 2019, the West Windsor Township Planning Board approved two separate resolutions granting d.(4) and bulk variances pertaining to Block 23, Lot 110 and Block 23, Lot 111 on Old Trenton Road in the Township. The majority owner of Princeton Research Lands, Inc., Bryce Thompson, died on June 21, 2019, shortly after these approvals were obtained, and these lots became part of his estate subject to the estate evaluation process. Mr. Thompson's Executor is constrained from putting the properties up for sale until the estate valuation process has been completed. Applicant seeks a one (1) year extension of the period of validity of the variances granted in the two resolutions.

b) **ZB 19-02**

**PRINCETON RESEARCH LANDS**

Request for 1 year extension of approval  
Block 23, Lot 111; 1602 Old Trenton Road  
Property Zoned: RR/C District  
MLUL: N/A

On June 6, 2019, the West Windsor Township Planning Board approved two separate resolutions granting d.(4) and bulk variances pertaining to Block 23, Lot 110 and Block 23, Lot 111 on Old Trenton Road in the Township. The majority owner of Princeton Research Lands, Inc., Bryce Thompson, died on June 21, 2019, shortly after these approvals were obtained, and these lots became part of his estate subject to the estate evaluation process. Mr. Thompson's Executor is constrained from putting the properties up for sale until the estate valuation process has been completed. Applicant seeks a one (1) year extension of the period of validity of the variances granted in the two resolutions.

**c) ZB 19-05**  
**MICHEL MCMASTER**  
C Bulk Variance  
Block 42, Lot 9; 16 Fairway Avenue  
Property Zoned: R-20 District  
MLUL: 9/30/20

The proposed shed project is being built on a narrow lot located at 16 Fairview Ave., Princeton Junction, NJ and would require a variance in most scenarios due to the lot dimensions. The proposed shed's design and location is inline with similar sheds and/or garages in the Penn's Neck neighborhood and is 14'x20'. The variance pertains to the proposed shed's location being 12' and 7' from the rear and side property lines, respectively, and is further from the property lines than similar structures in the neighborhood.

7. **\*RESOLUTIONS:**

**a) ZB19-11**  
**CRAIG W. HARDING**  
C Bulk Variance  
Block 33, Lot 34; 144 South Lane

**b) ZB19-10**  
**PRINCETON JUNCTION COMMONS LLC**  
d-1; d-4; c Bulk Variances; P/F Major Site Plan  
Block 10, Lot 15.03; 201 Clarksville Road

**c) ZB19-01 & ZB19-02**  
**PRINCETON RESEARCH LANDS**  
Request for 1 year extension of appeal  
Block 23, Lots 110 & 111  
1530 & 1602 Old Trenton Road

8. **CLOSED SESSION:**

(If needed)

9. **ADJOURNMENT:**

[Targeted for 10pm]

Susan Abbey, Chair  
Curtis Hoberman, Vice Chair

\* Indicates formal action may be taken