

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING  
REGULAR MEETING  
April 7, 2022

The Regular meeting of the Zoning Board was called to order at 7:00 pm by Chairwoman Abbey in the Senior Center Building at the Municipal Complex.

**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 March 23, 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

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

ABSENT: Carl VanDyke

**TOWNSHIP CONSULTANT STAFF PRESENT**

Ed Schmierer, Esq., Attorney  
David Novak, PP, Planner  
Ian Hill, PE, Engineer  
Dan Dobromilsky, LLA, Landscape Architect  
Sam Surtees, Land Use Manager and Zoning Officer

**REORGANIZATION**

Attorney Schmierer swore-in Michael Garzio as Zoning Board Member Alternate #1.

**MINUTES**

March 3, 2022 Minutes  
Motion to adopt, as amended: Mr. Roeder; seconded by Mr. Jacobsohn. All Aye.

**RESOLUTION**

**ZB22-01 Bindi & Kash Patel: "c" Bulk Variance**  
**564 Village Road West, Block 17.15, Lot 1**  
Motion to adopt: Mr. Roeder; seconded by Mr. Church. All Aye.

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

There was no correspondence to review and there were no comments from the Chairman or the public.

**APPLICATION:**

- a) ZB22-02      MARC & SHARON SIBILIA**  
d-4 (FAR) Variance  
217 Washington Road; Block 42, Lot 7  
Property Zoned: R-20 District  
MLUL: 5/25/2022

The proposal is to convert 361 square feet of existing 2<sup>nd</sup> floor space from storage to livable space at 217 Washington Road (County Rt. 571), Princeton, NJ (West Windsor Township). No exterior changes are proposed. The lot size is 16,500 sf (0.38 acres). A residential bulk variance (type “d”) for a floor-area-ratio (FAR) of 14.3% (1.3% above the allowed 13%) will be requested with this application.

Zoning Board Member Hoberman recused himself from hearing of this application stating that he knew the applicant.

Attorney Schmierer confirmed that the proof of publication and service are in order and the Board has jurisdiction.

The applicants, Marc & Sharon Sibilias, were sworn-in by Attorney Schmierer. Mr. Sibilias gave a description of the application.

The Township’s Zoning Board Planner, David Novak, PP, Planner, was sworn-in by Attorney Schmierer. Mr. Novak presented his report dated February 22, 2022.

- Positive criteria: Residential zone, adding residential space  
No expansion to the building; no exterior façade changes are proposed  
Recognizes and preserves the established character of the neighborhood--older neighborhood with variety of 20<sup>th</sup> century style homes and differing lot sizes.  
Built out of existing space in the attic with existing shed dormer. Typical cape cod design and purpose of attic is also for expansion.

- Negative criteria:  
Can accommodate problems associated with increase.  
There are other properties in the neighborhood that slightly exceed the FAR.  
Does not impair intent and purpose of zoning plan.

- Special Circumstances:  
Lot is undersized for the neighborhood—16Ksf (sb 20Ksf), narrower, 13% (12.1 to 14.3) only 1.3% over

Chairwoman Abbey opened the meeting for public comment on the application. Seeing no comment. Mr. Roeder made a motion to close the meeting for public comment; seconded by Chairwoman Abbey. Passed by voice vote.

- Mr. Roeder made a motion to approve the application; seconded by Mr. Jacobsohn.  
Aye: Fridkin, Garzio, Roeder, Marks, Jacobsohn, Church, Abbey  
Nay: None  
Recused: Hoberman

Absent: VanDyke

Not Voting: None

**b) ZB22-03      Ramesh Janga**

d-4 (FAR) & "c" Bulk Variances

1781 Old Trenton Rd; Block 33, Lot 4

Property Zoned: RR/C District

MLUL: 5/31/2022

Applicant proposes to construct a single family 2-story residential dwelling on an undersized lot of record. Seeking a d-4 Variance to construct a 2,750 sf dwelling resulting in a Floor Area Ratio of 8.3%; whereas a maximum Floor Area Ratio of 5% is permitted. Also seeking a d-4 Variance to install 5,108 sf of impervious coverage (15.6%) whereas a maximum permitted impervious coverage of 3,267 sf (10%) is permitted. Applicants will also be seeking all other variance relief that may be required by the Board during review of this application. Premises located at 1781 Old Trenton Rd. and designated as Block 33, Lot 40 on the West Windsor Township Tax Map.

Attorney Schmierer confirmed that the proof of publication and service are in order and the Board has jurisdiction.

Applicant's Attorney, Dennis Galvin, gave a description of the project.

The following professionals were sworn-in simultaneously by Attorney Schmierer. Each were qualified and testified on behalf of the applicant. Exhibits were presented.

Evan Hill, PE, Engineer

Erika Stahl, PP, Planner

The Township's Professionals, David Novak, Dan Dobromilsky and Ian Hill were sworn-in by Attorney Schmierer. Sam Surtees also gave testimony and was sworn-in by Attorney Schmierer.

The following reports were submitted by the Township's Zoning Board Professionals:

David Novak, PP, Planner, Burgis Associates, dated February 22, 2022

Ian Hill, PE, Zoning Board Engineer, Van Cleef Engineering, dated February 23, 2022

Dan Dobromilsky, LLA, Township Landscape Architect, dated February 23, 2022

Douglas Davidson, Environmental Health Services Manager, Dated February 23, 2022

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

Jeff and Lisa Krug, 1777 Old Trenton Road: Mr. gave history of his home which is adjacent to the property. He and his wife are opposed to such a large home being built next door. He also said the value of his home will go down.

Mr. Roeder made a motion to close the meeting for public comment; seconded by Mr. Jacobsohn. Passed by voice vote.

Positive and Negative Criteria/Special Circumstances:

Township Landscape Architect Dombromilsky will work with applicant to create an acceptable plan of which trees need to be saved.

Approval of a 2,700 sf, as submitted, is permitted moving home away from existing 2,100 sf home next door. This will increase the buffer and save more trees.

The basement will not be finished.

A revised plan will be attached to resolution of approval.

The septic and reserve area will be flipped.

Won't impair intent of zoning.

No stormwater impact on adjoining properties.

Unique shape and size of property.

Affordable housing fee is required.

Mr. Roeder made a motion to approve the application; seconded by Vice-Chairman Hoberman.

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

Nay: None

Abstain: None

Absent: Van Dyke

Not Voting: Fridkin

**PUBLIC COMMENT**

Chairwoman Abbey opened the meeting for public comment. There were no members of the public present to comment.

With no further business, the meeting was adjourned at 9:35 pm.

Respectfully submitted,

Cynthia Dziura  
Recording Secretary