



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, July 6, 2023  
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. \*MINUTES: April 6, 2023; June 1, 2023
4. \*RESOLUTION: **ZB22-03**  
Ramesh Janga  
Request for one (1) year extension of approval  
1781 Old Trenton Road; Block 33, Lot 40
5. 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.*)
6. \*APPLICATIONS:
  - a) **ZB23-02**  
**Pramod Surendran**  
d-4 (FAR) Variance  
31 Pierson Avenue; Block 91, Lot 16  
Property Zoned: R-20 District  
MLUL: 8/22/23  
[Continued from 6/1/2023]

For the last 10 years we have resided in our home at 31 Pierson Avenue in West Windsor Township. During this time, we welcomed our 2 girls now ages 9 and 5. With our growing family and short-term visits of in laws and mother, we have run out of living space in our Cape Cod-style home. In December 2022, we had a pipe burst and have moved out temporarily to an apartment. We decided to use this opportunity to update our home and add more living space. We worked with our architect to come up with a viable plan. The plan increases the FAR to 20.2% where only 13% is permitted. The plan includes addition of a living room and kitchen to the rear of the house and adding a second story comprised of 4 bedrooms, 3 baths and an office to meet our needs. We hereby request the West Windsor zoning board to kindly take our request into consideration and approve our plan, so our kids can continue their education in wonderful WWP schools, and facilitate us to move back to our home.

b) **ZB 22-05**

**Paul Meers & Stacey Fox**

d-1; d-4 & C Bulk Variance

29 Berrien Avenue, Block 74, Lots 40 & 41

Property Zoned: R-1A District

MLUL: 7/6/23

(Continued from 6/1/23)

In residential Berrien City, at 29 Berrien Avenue, a .30-acre parcel, between Alexander Road and Montgomery Street, where there is a decrepit carport in need of replacement. On the same footprint, homeowners wish to replace it with a garage/workshop with an office space above that can serve as a guest room. The upper level will have a full bathroom, but it will not have permanent kitchen appliances installed or a second sink. The upper level office/guest room will have 360 sq. ft. The lower level is a garage with a workbench and slop sink. It will accommodate one mid-size vehicle.

There is a slanted roof for solar panels. It will be a simple solid wood cabin-style building. Variances for FAR and a 9.8' side yard setback will be sought on this application. The total FAR increase will be 2.7%. The side yard setback will remain the same as it is now, building on the same footprint as the existing carport.

c) **ZB23-04**

Feng-Qiao Lu

C Bulk Variance (MIC)

1323 Old Trenton Road; Block 29, Lot 13

Property Zoned: R-30 District

MLUL: 9/14/23

The proposal is to construct a 529.8 square foot garage/greenhouse addition on the front of an existing single family dwelling on a 13,982 square foot lot located at 1323 Old Trenton Road. Preserved farmland is located to the east and south of the subject property. The property is located within the R-30 Zoning District which permits a maximum improvement coverage (MIC) of 18% whereas the current MIC is 25.93% and the proposed would be 28.6%, an increase of 2.67%.

7. **CLOSED SESSION** (If needed)
8. **ADJOURNMENT** [Targeted for 10pm]

Susan Abbey, Chair  
Curtis Hoberman, Vice Chair

\* Indicates formal action may be taken

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