



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, August 3, 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: July 6, 2023
4. \*RESOLUTIONS:
  - a) **ZB22-03**  
**Ramesh Janga**  
Request for one (1) year extension of approval  
1781 Old Trenton Road; Block 33, Lot 40
  - b) **ZB22-05**  
**Paul Meers & Stacey Fox**  
d-1; d-4 & C Bulk Variance  
29 Berrien Avenue; Block 74, Lots 40 & 41
  - c) **ZB23-04**  
**Feng-Qiao Lu**  
C Bulk Variance (MIC)  
1323 Old Trenton Road; Block 29, Lot 13
5. CHAIR'S COMMENTS & CORRESPONDENCE:

Public Comment – Non-agenda items (limit 15 minutes)  
*(Limit 15 minutes – 3 minutes per person.*  
*Discussion on pending applications not permitted at this time.)*

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WEBSITE: [WWW.WESTWINDSORNJ.ORG](http://WWW.WESTWINDSORNJ.ORG)

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6. **\*APPLICATION:**

**ZB 23-03**

**Daniel Tello-Flores & Christine Sfraga**

d-4 (FAR) & C Bulk Variances

210 Fisher Place; Block 42, Lot 6

Property Zoned: R-20 District

MLUL: 9/27/23

This existing property is a single-family home. The proposed project includes interior renovations and a rear addition which will enclose the existing breezeway and expand the rear corner of the house. The existing second floor dormered attic area will be converted to a full height 2<sup>nd</sup> floor with new attic. The total addition will be about 665 square feet of new living space. The existing garage will be reconfigured so that there is a 2-car front entry door, and the driveway will be shifted farther away from the side property line. The renovated home will be about 1,495 total square feet. The relatively small existing lot size of 6,682 square feet requires zoning relief from the floor area ratio, maximum impervious coverage and rear setback. The completed project will be a 2-story home with a front entry garage which will be consistent with the size and style of the surrounding homes. The owner intends to live in the renovated house.

7. **CLOSED SESSION**

(If needed)

8. **ADJOURNMENT**

[Targeted for 10pm]

Susan Abbey, Chair

Curtis Hoberman, Vice Chair

\* Indicates formal action may be taken