



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, September 7, 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: August 3, 2023
4. *RESOLUTION: **ZB23-03**
Daniel Tello-Flores & Christine Sfraga
d-4 (FAR) & C Bulk Variances
210 Fisher Place; Block 42, Lot 6
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. *APPLICATION: **ZB 23-05**
Brian Young
d-4 (FAR) Variance
969 Alexander Road, Block 63, Lots 154
Property Zoned: R-1A District
MLUL: 11/28/23

Our family is growing and additional space would be helpful. The existing house has a cathedral space that would allow for expansion without having to construct an addition. This would give us the extra room needed. Finding an affordable house, in town, that is larger than our current house is just not an option. We also love living in West Windsor and in our neighborhood. We would prefer not to move. The existing property is extremely undersized. The variance requested is for floor area ratio. In-filling the existing cathedral space would allow us an additional 212 square feet, with only 59 square feet impacting the floor area ratio number (ceiling height of 7'-0" or greater). Due to this increase in habitable space, the proposed floor area ratio will increase from 26.41% to 27.17%, which exceeds the maximum allowed of 13%. Parking would also not be an issue. The existing house has 3 bedrooms, which requires 2.0 spaces. With the addition of a fourth bedroom, the lot would require 2.5 spaces. The lot currently has 3 on-site parking spaces, so no increase is required.

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

Susan Abbey, Chair
Curtis Hoberman, Vice Chair

* Indicates formal action may be taken

O:zoning\agendas\ZB 9-7-23 agenda