



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, November 2, 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:** October 5, 2023
 4. ***RESOLUTION:** **ZB 23-05**
Ayse Akincigil
d-4 (FAR) & "c" Bulk Variances (2)
4 Berrien Avenue, Block 68, Lot 7
 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:** **ZB23-06**
Lori Trani
d-4 (FAR) & "c" Bulk (MIC) Variance
14 Van Wyck Drive, Block 17.12, Lot 11
Property Zoned: R-20 District
MLUL: 2/1/24
- This application is for a 264 square-foot (12'x22') all-season sunroom addition consisting of one gable-roofed room with a ceiling maximum of one hundred thirty-one inches and a minimum of ninety-six inches above subfloor. The proposed addition is located at 14 Van Wyck Drive in Princeton Junction; which intersects nearby Windsor Drive on a .47-acre parcel. The proposed addition will be a traditional style that is predominately wood framing and tempered glass materials with asphalt roof shingles. Overall height of the proposed addition is seventeen feet. This is a residential addition. No additional parking will be required. The applicant is seeking a Floor Area Ratio (FAR) d-4 Variance to increase the FAR (13% permitted; 14.9% existing) to 16.2%. The applicant is also seeking to increase the Maximum Improvement Coverage (MIC) (20% permitted; 24.3% existing) to 25.6%.
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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