AGENDA
MONDAY, November 8, 2021 – 7:00 P.M.
Meeting to be held remotely via ZOOM – See link below

I. TIME AND PLACE OF MEETING

East Windsor ZBA November 8, 2021
Mon, November 8, 2021, 7:00 PM (EDT)

Join Zoom Meeting
https://us06web.zoom.us/j/7148971799

Meeting ID: 714 897 1799

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

Meeting ID: 714 897 1799
Find your local number: https://us06web.zoom.us/u/keoJbiQE6k

II. Establish Quorum

III. Pledge of Allegiance

IV. New Hearings:

ZBA-2021-05: Applicant/Owner: Town of East Windsor. Request for 12 variances on property consisting of 16 single-family homes located on South and Phelps Road and more particularly described as MBL: 042-20-053, A-1 Zone. Variances to Section 401 of the East Windsor Zoning Regulations concerning Bulk and Area Requirements are being sought for all 16 individual dwellings as described below:

<table>
<thead>
<tr>
<th>Section 401 Standard</th>
<th>A-1 Zone Requirement</th>
<th>Variance Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>175 ft</td>
<td>42 ft</td>
</tr>
<tr>
<td>Lot Width</td>
<td>150 ft</td>
<td>42 ft</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>150 ft</td>
<td>65 ft</td>
</tr>
<tr>
<td>Buildable Area</td>
<td>43,560 sf</td>
<td>6,300sf</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>50 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>10 ft</td>
<td>3 ft</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>30 ft</td>
<td>30 ft</td>
</tr>
<tr>
<td>Density Factor</td>
<td>0.5</td>
<td>4.02</td>
</tr>
</tbody>
</table>
Building Coverage | 15% | 30%
---|---|---
Impervious Coverage | 25% | 40%
Access. Structure Rear | 10ft | 2ft
Access. Structure Side | 10ft | 2ft

**ZBA #2021-04:** Application of Hamlet Homes, Mark Oneil, for variance request of 45.8 feet where 50 feet is required per section 401 of East Windsor Zoning Regulations: 18 Jessie Lane. (Map 050 Block 82 Lot 002-12) Zone R-3

V. **Other Business:**

VI. **Public Participation**

VII. **Approval of Minutes**
   A. August 2, 2021

VIII. **Adjourn**