

**ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING**

**DATE:** Thursday, March 23, 2017  
**TIME:** 7:00 p.m.  
**LOCATION:** Meeting Room A

AGENDA

**1. STATEMENT OF ADEQUATE NOTICE**

**2. ROLL CALL OF MEMBERS**

**3. \*MINUTES:** December 1, 2016, January 5, 2017, January 26, 2017

**4. \*RESOLUTIONS:**

- a) **ZB16-04 ANTONIO & SANDRA FERRI**  
“c” Bulk Variance  
Block 17.12, Lot 5; 26 VanWyck Drive
- b) **ZB16-05 ABDULLAH QASIR**  
“c” Bulk Variance  
Block 25.06, Lot 15; 158 Conover Road

**5. CHAIR’S COMMENTS  
& CORRESPONDENCE:**

Public Comment – Non-agenda items (limit 15 minutes)

**6. REPORTS:**

End of Year Report for 2016

**7. \*APPLICATION:**

**ZB15-01**  
**3717 ROUTE 1 LLC**  
d-1; d-4; c Bulk Variance  
Preliminary/Final major Site Plan  
Block 3, Lot 18; 3717 Route 1  
Property Zoned: E District  
MLUL: 3-23-17

3717 Route 1, LLC (“Applicant”) is seeking preliminary and final site plan approval, “d” variances, “c” bulk variances, and design waivers/exceptions for the proposed change of use from a gas station, car repair, truck repair, tow truck towing, pump islands, truck rental, and U-Haul Rental to a Class A, two-story office building for the property located at 3717 Route 1, West Windsor, New Jersey 08540, designated on the West Windsor Tax Maps as Block 3, Lot 18 (“Property”). The Property is located in the E Educational Zone District.

**8. CLOSED SESSION**

**(If needed)**

**9. ADJOURNMENT**

\*Indicates formal action may be taken

Susan Abbey, Chair  
Curtis Hoberman, Vice Chair