WEST WINDSOR DEVELOPMENT REVIEW BOARD
Draft Minutes
October 24, 2017

Members Present: Shannon Harrington, Dick Beatty, Genevieve Lemire, Barbara Truex
Others Present: Keith Niles, Deb Shearer, ZA

1) Site Visit to Sheddsville RD

2) Reconvene at Town Hall The meeting was called to order by DRB chair, Shannon Harrington at 6:25 pm.

3) Changes or additions **None**

4) Hearing Application #2667 by Keith Niles to erect a 21 x 24 ft. carport at 2194 Sheddsville Road. (parcel #04-50) The proposed carport will be within property line setback and the owner is seeking a variance. The proposed application will be reviewed under section 6.8 of the West Windsor Zoning Regulations.
The hearing was opened with a reading of the hearing notice. No DRB member disclosed any ex parte communications or conflicts of interest. Keith Niles was sworn in. Shannon noted that all of the 5 variance criteria under section 6.8 must be met to grant a variance and invited Keith to outline his project. Keith's plans included a 21"X24' manufactured carport with a 9-foot roof peak and 7-foot walls enclosed on three sides to be placed across the road from his house on the flat area between the grape arbor and the old silo foundation. The roofline would run perpendicular to Sheddsville Rd and the building would be metal, brown with burgundy trim. The reason he asking for a variance to place the structure closer to the ROW: His tractor wouldn't move the snow load for a longer plowed entrance area. In the winter, the offload from the roof would impede his access to the barn walkway. The carport will add life to his aging tractor and enable him to have quick access to his truck in the winter, as his mother is aging. She has lived on the property for 55 years and may need help quickly. Also, if the property on south side of road was ever to be sold, the right of way to that property would not be altered. Discussion followed, and it was clarified that the regulations required a 55 foot setback from road center instead of 50 feet as indicated on sketch. Therefore, Keith was asking for a 18 foot variance for the carport instead of the 13 feet noted on the sketch. It was also noted that the existing house and barn are both closer to the road than the 30 front yard setback currently required in the zoning regulations. The board asked if Keith had looked at placing a structure on the lot that abuts Queen Vicki Road. Keith had, but dismissed it due to the expense of logging and site preparation. Originally, he has thought of a smaller building smaller perhaps 19 instead of 21 feet but the manufactured buildings only come in certain sizes.

Barbara moved to close the hearing Geneve seconded. Motion passed unanimously and the meeting closed at 6:54. Keith departed and a deliberative session followed.

6) Other Business **None**

7) Approve Minutes for October 10, 2017 Genevieve moved to accept the minutes of October 10th as written Dick seconded and the motion passed.

8) Adjourn The meeting was adjourned at 7:10pm

Respectfully submitted,
Deb Shearer