

WEST WINDSOR ZONING BOARD OF ADJUSTMENT
SITE INSPECTION SUBCOMMITTEE REPORT

Application: ZB26-02
Action Requested: "c" Bulk Variance (setback)
Property Address: 3 Dey Farm Rd.
Owner: Afm Haque
Block: 20.11
Lot: 2
Property Zoned: R-1/C District
MLUL: 9/4/26

Inspector/s: Sanjay Mandloi, Daniel Marks, Michael Garzio
Date Inspected: May 14, 2026

The applicant wishes to construct a 6 foot aluminum fence 25 feet from the street. The required height limit in the R-1/C district is 4 feet and the setback requirement is 40 feet. 3 Dey Farm Rd. is a "D" shaped lot, roughly 6 acres in size, rear/side yard on the north and west side of the property adjoining neighboring yards, and a long curved street front that runs along the east and south of the property. The property has well maintained raised landscaping beds/berms throughout the property with a variety of shrubberies and mature trees integrated throughout.

During the site inspection, the review committee established reference points corresponding to the proposed 25-foot and 40-foot setback distances from the street. The purpose was to observe and compare the extent of potential disturbance or removal of existing trees and landscape features associated with each setback condition. The committee also reviewed the relationship of the proposed 25-foot setback to adjoining properties, including the alignment of neighboring fences and established yard areas, in order to assess the proposal's consistency with the existing neighborhood streetscape and development pattern.

During the site inspection the Review Committee observed the following:

1. Construction of a 6' high fence was underway at the subject property along the north and west edge (rear/side yard) of the property. This fence appeared to be black chain link style. The fencing contractor was present and working. Said fence ended in the southwest and northeast corners of the property. The end post on the southwest corner measured approximately 25 feet from the street and the end post in the northeast corner measured approximately 20 feet from the street. (see images 1 & 2)
2. Neighboring property at 17 Dey Farm Rd. has a white aluminum fence with brick and cement base and columns along the north and west edges of the property that measures roughly 5' high and sits approximately 25' from Dey Farm Rd (see image 3). 17 Dey Farm Rd. also has a split rail fence 3-4' high running along the south and east of the property. The split rail fence on the east side of this property sits approximately 20' from Dey Farm Rd (see image 4). Neighboring property at 2 Dey Farm Rd. has a black aluminum fence that is roughly 4' high and is 20' from Dey Farm Rd (see image 5).
3. At the 40' setback distance 2 potential areas of disturbance were identified. The first is approximately 80' north of the subject property's driveway. At this point we identified a landscaping bed/berm which extends into the 40' setback. In this area there was one mature tree that could require removal (see image 6). The second is approximately 75' south of the subject property's driveway. At this point we identified a landscaping bed/berm which extends well into the 40' setback (see image 7). It appeared that the removal of some landscape features would be necessary at this location, notably some large landscape rocks toward the south edge of the bed/berm (see image 8) and potentially one tree toward the north edge

of the bed/berm. The tree in question was observed to be a holly tree growing underneath a mature Maple tree and extending up through the canopy (see image 9).

4. At the 25' setback distance one potential area of disturbance was identified. Along the south edge of the property line exists the utilities access boxes power/cable (photo provided by applicant). It appears that 3 evergreen trees screening the yard side of the access boxes will need to be removed to accommodate the 25' setback distance. It also appears that the 25' setback distance interferes with a portion of the utilities access box. (see image 10)

Questions:

- Can the applicant provide information regarding the style of fence to be constructed along the roadside of the property? The review committee observed that the style of fence could minimize the visual impact created by the requested 2' height increase.
- Can the applicant identify the specific trees that need to be removed at the 40' setback requirement per West Windsor Township instruction?
- Will the driveway be gated?
- Does West Windsor Township require the removal of trees within a certain distance of constructed fences? If so, what is the distance requirement?
- Does West Windsor Township restrict the construction of fences on top of landscaping beds/berms?
- Can any insight be provided by the township professionals regarding the construction of the neighboring property fence lines?

Respectfully submitted,

Michael Garzio, Daniel Marks, Sanjay Mandloi



1

Southwest Corner



2.

Northeast Corner



3. 17 Dey Farm



4. 17 Dey Farm



5. 2 Dey Farm



6. 40ft setback line facing north



7.



8.

40ft line facing south



9.

40ft line facing north



10.

25ft line facing west