

**TOWNSHIP OF PRINCETON  
ZONING BOARD OF ADJUSTMENT  
Minutes of the Regular Meeting  
Wednesday, November 9, 2011 - 7:30 P.M.  
Municipal Complex, Main Meeting Room  
400 Witherspoon Street, Princeton, New Jersey**

**PRESENT:** Richard Kahn, Penelope Baskerville, Louisa Clayton,  
William Spadea, Ravi Manchi and Robert Ross

**ALSO PRESENT:** Christine Lewandoski, Deputy Zoning Officer; Robert Casey, Attorney;  
and Debra Rogers, Secretary

**ABSENT:** Carlos Rodrigues, Barbara Felton and Antonio Pirone

There were no members of the public present.

The meeting commenced at 7:32 P.M. with Ms. Rogers reading the Open Public Meetings Act statement.

**1. MINUTES:**

**Upon motion made** by Penelope Baskerville and seconded by William Spadea, a motion was made to approve the October 26, 2011 minutes as written.

**ROLL CALL:**

<b>Aye</b>	<b>Penelope Baskerville</b>
<b>Aye</b>	<b>Louisa Clayton</b>
<b>Aye</b>	<b>William Spadea</b>
<b>Aye</b>	<b>Ravi Manchi</b>
<b>Aye</b>	<b>Robert Ross</b>
<b>Aye</b>	<b>Richard Kahn</b>

**2. APPLICATION:**

**a) JONES, Michael & Nicole**

1091 Princeton-Kingston Road

Section 1501, Lot 3, R-4

**“C” – FYSB and SBTH for Overhang, pre-existing conditions and Preservation Plan**

**Kingston Mill Historic District**

File No. 2372-11Z (9825) 241-2010HP

Present for the hearing were Michael and Nicole Jones. Chairman Kahn appointed Members Manchi and Ross to hear the application in the absence of Members Rodrigues and Felton.

Attorney Casey said all the noticing documents were in order and the Board was in a position to entertain jurisdiction of the application.

Attorney Casey swore in Michael and Nicole Jones.

Mr. Jones said they had appeared in front of the Historic Preservation Commission about a year and a half ago to obtain approval to fix their garage and other small improvements they were making. Once they received approval and proceeded with the work, their contractor had suggested putting an overhang on the garage to protect the new doors from the water run-off; this would also curtail some of the erosion along the bottom of the retaining wall. He said they are now in front of the Zoning Board to obtain variance relief for the overhang.

Member Clayton asked how this all came about.

Mr. Jones stated that they did not know that they would be violating the zoning restrictions by putting the overhang on. He said the construction department came out and advised them they would need to obtain zoning approval for the overhang.

Mrs. Jones noted that the lot is very unique and that water had been eroding the foundation of the garage.

Member Ross asked the applicant to explain the variances that were being requested.

Mr. Jones said they need 2 variances for the overhang and the other 7 variances that are being requested are for pre-existing nonconforming conditions.

Chairman Kahn stated that they only new piece of the this was for the overhang only.

Ms. Lewandoski went over her report stating that the applicants were seeking a front-yard variance and a setback to height ratio variance for the overhang; all other variances are for pre-existing conditions. She said the Historic Preservation Commission reviewed the application and deemed the request appropriate and voted unanimously to recommend approval of the requests.

Chairman Kahn asked if there were any members of the public who wanted to comment on the application. Hearing none, he closed the public portion and the Board went into deliberative session.

**Upon motion made** by Robert Ross and seconded by William Spadea, a motion was made to approve the 9 variance requests as well as the Preservation Plan for Michael and Nicole Jones.

**ROLL CALL:**      **Aye**    **Penelope Baskerville**  
                         **Aye**    **Louisa Clayton**  
                         **Aye**    **William Spadea**  
                         **Aye**    **Ravi Manchi**  
                         **Aye**    **Robert Ross**  
                         **Aye**    **Richard Kahn**

**3. OLD/NEW BUSINESS:**

Chairman Kahn reminded everyone that the December meeting will be held on Wednesday December 14, 2011.

**4. ADJOURNMENT:**

**Upon motion made** by William Spadea and seconded by Ravi Manchi, a motion was made to adjourn the meeting at 7:55 p.m.

**ROLL CALL:**      **Aye**    **Penelope Baskerville**  
                         **Aye**    **Louisa Clayton**  
                         **Aye**    **William Spadea**  
                         **Aye**    **Ravi Manchi**  
                         **Aye**    **Robert Ross**  
                         **Aye**    **Richard Kahn**

**Respectfully Submitted,**



**Debra Rogers, Secretary**

Date Approved: December 14, 2011