

**TOWNSHIP OF PRINCETON
ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
Wednesday, February 22, 2012 - 7:30 P.M.
Municipal Complex, Main Meeting Room
400 Witherspoon Street, Princeton, New Jersey**

PRESENT: Penelope Baskerville, Louisa Clayton, Richard Kahn, Sara Segal and Geoff Aton

ALSO PRESENT: Peter Kneski, Township Zoning Officer; Robert P. Casey, Attorney; and Debra Rogers, Secretary

ABSENT: Carlos Rodrigues, Antonio Pirone William Spadea and Ravi Manchi

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. ADMINISTRATIVE MATTERS:

Acting Chair Kahn welcomed the new Board members Sara Segal and Geoff Aton. Each gave a brief background of themselves. Attorney Casey explained the roles of the alternate members and welcomed them to the Board.

2. MINUTES:

Upon motion made by Penelope Baskerville and seconded by Louisa Clayton, a motion was made to adopt the minutes of January 25, 2012 as written and amended.

ROLL CALL: **Aye Penelope Baskerville**
 Aye Louisa Clayton
 Aye Richard Kahn

3. RESOLUTION OF MEMORIALIZATION:

- a) **VAILLANT, Almyne**
158 Terhune Road
Section 7007, Lot 12, R-6
“C” – Front-yard Setback for generator
File No. 2372-11Z (9827)

Upon motion made by Louisa Clayton and seconded by Penelope Baskerville, a motion was made to adopt the resolution for ALMYNE VAILLANT as written and amended.

ROLL CALL: **Aye** **Penelope Baskerville**
 Aye **Louisa Clayton**
 Aye **Richard Kahn**

4. APPLICATION:

a) PRICE, William and Francis

11 Birch Avenue

Section 6902, Lots 11& 12, (New lot#72), R-9

“C” Lot Area, Sideyard Parking Setback & Lot Consolidation

File No. 2372-11Z (9826)

Present for the application were William and Francis Price, applicants; and Jim Burton and Martha d’Avila, architects.

Acting Chairman Kahn appointed members Segal and Aton to hear the application in the absence of members Rodrigues and Spadea.

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 William Price.

Mr. Price said that they purchased lots 11 and 12 on Birch Avenue and have been working on the design of the house for the past 3 ½ years. He said Fran grew up in Princeton and they have resided here for the past 7 years and have been looking for a home that was affordable and located in an area that was pedestrian accessible. He said that the current structure on the lot was squeezed in there and there was a second home located on the adjacent lot but it burned down years ago. He also noted that the existing structure encroaches into the front-yard setback. He said their original plan was to renovate the structure but after receiving bids from contractors the cost was very high and they were told that the existing structure was not sound. He said if they could preserve the structure they would, but it just isn’t possible in this case. He said they went through many options regarding the proposal and this proposal is what seems best for them and for the neighborhood. He said they held an open house for the neighbors and they were shown the proposal and gave feedback. He said the plan was then again redesigned to take into account some of the feedback they received. He said this proposal, a single family structure with a flat was the best option. He also noted that they would like to do a “green roof” with at least part of the new roof. He noted that they are only seeking relief from the lot area requirement and the parking setback requirement and along with that they are seeking a lot consolidation to bring the two lots together. He noted that by granting the parking setback variance it will allow parking on the lot rather than have another car parked on the street; and that there are only 6 lots out of 88 that conform to the lot area requirement set forth in the zoning ordinance.

Acting Chairman Kahn asked if any Board members had questions for the applicants.

Attorney Casey explained the lot consolidation to the Board members and asked Mr. Price if originally there was 1 owner of the 2 lots or were there 2.

Mr. Price said it was his recollection that there was 1 owner.

Acting Chairman Kahn asked if there were any members of the public who wanted to comment on the application.

Mr. Stapert, 272 Witherspoon St., said he is favorable of the project and it will be a nice upgrade for the neighborhood.

Acting Chairman Kahn asked if there was any other member of the public who wanted to comment on the application. Hearing none, the Board went into deliberative session.

Member Aton asked if the neighbors were happy with the design and how far back the house was being placed.

Attorney Casey swore in Jim Burton.

Mr. Burton said that the neighbors may lose some privacy with having the house moved back but they will be gaining light into the front of the house. He said the neighbors are very friendly and like the current design of the house.

Member Baskerville said she is delighted to see a family moving into the neighborhood and she said the design looks like a lovely solution.

Acting Chairman Kahn said the request is very reasonable and he feels the proposal will be well suited for the neighborhood.

Mr. Kneski noted that if the Board is inclined to approve the application, he would like to see the Board place a condition on the approval that the applicant obtains Engineering approval for drainage, tree removal, storm water and grading.

Member Clayton verified that there will be 2 new driveways.

Mr. Kneski said yes, that was correct.

Member Clayton said the design is a huge improvement and she too feels that the variance requests are reasonable.

Upon motion made by Louisa Clayton and seconded by Penelope Baskerville, a motion was made to approve the application of William and Francis Price with the condition that the applicants obtain engineering approval as noted above.

ROLL CALL: **Aye** **Penelope Baskerville**
 Aye **Louisa Clayton**
 Aye **Sara Segal**
 Aye **Geoffrey Aton**
 Aye **Richard Kahn**

5. ADJOURNMENT:

Upon motion made by Penelope Baskerville and seconded by Louisa Clayton, a motion was made to adjourn the meeting at 8:12 p.m.

ROLL CALL: **Aye** **Penelope Baskerville**
 Aye **Louisa Clayton**
 Aye **Sara Segal**
 Aye **Geoffrey Aton**
 Aye **Richard Kahn**

Respectfully Submitted,



Debra Rogers, Secretary

Date Approved: March 28, 2012