

**PRINCETON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA**

WEDNESDAY, January 24, 2018 7:30 P.M.

Municipal Complex – Main Meeting Room

Princeton, New Jersey

1. **Opening Statement**
2. **Roll Call**
3. **Minutes**
 - a) October 25, 2017
 - b) November 8, 2017
 - c) December 6, 2017
4. **Reorganization of the Board**
 - a) Nomination of Chairman
 - b) Nomination of Vice Chairman
 - c) Appointment of Attorney
 - d) Appointment of Secretary
5. **Resolutions**
 - a) **Bunn Drive**; Block 4401, Lot 2, Zone OR-1 (twp)
Princeton Community Village Associates LP /Applicant and Owner
Minor Site Plan with D2 Use Variance
Parking Lot Expansion
Z1717-528
Approved with conditions
 - b) **6 Edgehill Street**; Block 36.01, Lot 3; R1, Mercer Hill Historic Zone (boro)
Robert and Jane MaClennan, Owners/Applicants
C2 - to permit installation of a natural gas generator in exception to the required accessory structure setback and building coverage ratio
Z1717-548
Approved with conditions
 - c) **30 Southern Way**; Block 8703, Lot 18; R5 (twp)
Frances Parker/ Owner, Ronald Levine / Applicant
C2 variances to permit the replacement of an existing air conditioner in exception to the required setback. There is no record of a prior approval
Z1717-538
Approved with conditions
 - d) **88 Valley Road**; Block 7001, Lot 24; R6 (twp)
Kirsten Thoft and Ted Nadeau, Owners/ Applicants
C1/C2 to permit construction of a new single family house in exception to the required lot frontage, lot width and prevailing front yard setback
Z1717- 503
Approved with conditions

- e) **52 Knoll Drive;** Block 8804, Lot 7, R5 (twp)
Howard Zagorin, Owner / Applicant
C1 to permit construction of a new single family house on a non- conforming lot.
The lot does not meet the minimum required lot area
Z1717-551
Approved with conditions

6. **Applications**

- a) **420 Mount Lucas Road,** Block: 4201, Lot: 15, RB (twp)
Brett Bonfield and Beth Fila/Owner & Applicant
A floor area ratio (FAR) variance pursuant to NJ SA 40:55D-70 (4) is requested to permit construction of an addition to an existing single family dwelling. Bulk variances are requested to permit the construction in exception to the required side yard setbacks
Z1717-549
MLUL deadline 3/27/2018
- b) **170 Terhune Road;** Block 7008, Lot 1; R6 (twp)
Grosso Homes, LLC, Owner/ Applicant
C1 to permit construction of a new single family house on a nonconforming lot. The lot does not meet the minimum required lot frontage and lot width
Z1717-529
MLUL deadline 3/6/2018
- c) **48 Cleveland Lane;** Block 6.01, Lot 19; R1 (boro)
Elizabeth A. Kalber Baglio and Steven L. Baglio, Owners/Applicants
C1 / C2 to permit construction of a two additions in exception to the required side and rear yard setbacks. A variance from the impervious coverage requirement is required
Z1717-550
MLUL deadline 4/17/2018
- d) **162 Linden Lane,** Block: 7302, Lot: 6 (twp)
166 Linden Lane, Block: 7302, Lot: 7 R8
Aneesh and Simi Bakshi, Owner / Applicant
Appeal of the zoning officer's determination
D1 to permit the continued use of 2 three-unit residential dwellings
Z1616-386
MLUL deadline 1/31/2018 (carried from 4/26/17, 6/28/17, 10/25/17)

8. **Adjournment**