

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

Wednesday, January 25, 2023, 7:30 P.M.
Via Zoom

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT
WILL HOLD A REGULAR MEETING ON JANUARY 25, 2023 AT 7:30 PM.**

Please take notice that pursuant to the extension of the ongoing State of Emergency by Executive Order No. 292 issued by Governor Murphy, and in accordance with the Emergency Remote Public Meeting Protocol for Local Public Bodies to conduct a public meeting without physical attendance by members of the public, the meeting will be held electronically via "Zoom." Instructions for how to access the meeting are below and will be posted on the home page of Princeton's website (www.princetonnj.gov) and on the meeting agenda.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86931653534>

Or One tap mobile :

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Webinar ID: 869 3165 3534

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1. **OPENING STATEMENT**

2. **ROLL CALL**

3. **ADMINISTRATIVE MATTERS:**

- 1) Reorganization of the Board
- 2) Nomination of Chairman
- 3) Nomination of Vice Chairman
- 4) Appointment of Attorney
- 5) Appointment of Secretary

4. **RESOLUTIONS**

- 1) **25 Birch Avenue;** Block 6902, Lot 14; R9 Zone/Witherspoon Jackson Historic District
Andrew Naumann/Owner & Applicant
A c (1) variance and Historic Preservation Plan Review is requested to allow the construction of a second floor master bedroom addition and a deck in exception to the required smaller and combined side yard setbacks.
Z22-248
Approved with conditions

- 2) **250 Mercer Street**; Block 10402, Lot 13; R5 Zone
Michael and Anna Prilutsky/Owners & Applicants
A variance request for a floor area ratio pursuant to NJSA 40:55D-70 (4) to permit the replacement, expansion, and re-orientation of an existing garage. A bulk variance is requested to permit construction of a garage in exception to the 16 ft. required setback from the nearest portion of the front façade
Z22-269
Approved with conditions

5. **APPLICATIONS**

- 1) **Lincoln Court**; (10-14 & 16-18 Vandeventer Ave)
Block 27.04, Lots 17, 22, 23 & 70
Zones CB and R4 (Borough)
RB Homes, Inc., Applicant / Owner
Major Site Plan Development with D4 FAR and Bulk Variances
Z22-223
MLUL deadline 1/26/2023
- 2) **90 Brooks Bend**, Block: 5003, Lot: 2, R1 Zone
Jagdish Talreja/Owner & Applicant
A c (2) variance is requested to permit the construction of a front entry single car garage in exception to the required 16ft. setback
Z22-280
MLUL deadline 3/17/2023
- 3) **338 Nassau Street**, Block: 34.01, Lot: 32
RO Zone (Residence Office) / Jugtown Historic District
338 Nassau Street, LLC, Owner & Applicant
Modification of approved site plan with variances to permit a roof addition on an existing air chiller/generator enclosure in exception to ordinance requirements.
Historic Preservation Plan Review
Z22-259
MLUL deadline 1/25/2023
- 4) **222 Snowden Farms Lane**; Block 5704, Lot 13; R4 Zone
Peter and Magdalena Furniss/Owners & Applicant
A c1 variance is requested to permit construction of a new single- family dwelling on a lot in exception to the required lot area.
Z23-310
MLUL deadline 5/12/2023
- 5) Application of 37W Condominiums, LLC
Classification for Minor Site Development with Variances
N.J.S.A.40:55D-70(4) FAR and Bulk Variances
37 Wiggins Street, Units 1, 2 and 3
Block 28.02, Lots 34.02 C01-C03, Zone R4 (Borough)
Z22-251
MLUL deadline 3/8/2023

6. **ADJOURNMENT**