

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

WEDNESDAY, April 27, 2022 7:30 P.M.

Via Zoom

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT
WILL HOLD A REGULAR MEETING ON April 27, 2022 AT 7:30 PM.**

Because of the state of emergency in New Jersey regarding COVID-19 (Coronavirus), 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:

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

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Webinar ID: 869 3165 3534

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1. **OPENING STATEMENT**

2. **ROLL CALL**

3. **RESOLUTIONS**

- 1) **238 Mt. Lucas Road**, Block: 5404, Lot: 20, R6 Zone
Connie Chen & Mark McConnell, Owner/Applicant
A use variance pursuant to N.J.S.A. 40:55 D-1 is requested to allow the continued use of a two family in a zone where such use is not permitted.
Z21-144
Approved with conditions
- 2) **63 Van Dyke Road**, Block: 4502, Lot: 1, R2 Zone
Roger and Nataliya Dashevsky, Owner/Applicant
A use variance pursuant to N.J.S.A. 40:55 D-1 is requested to allow the continued use of a two family in a zone where such use is not permitted.
Z21-145
Approved with conditions

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- 3) **16 Madison Street, Block: 28.02, Lot: 39, R4 Zone**
Laurie Names/Owner & Applicant
Variance approval to permit construction of attic dormers in exception to the required side yard setbacks
Z19-761
Extension of time (ZBA resolution adopted 4/29/2020 published 5/8/2020)
Approved with conditions
 - 4) **508 Mount Lucas Road, Block: 4204, Lot: 4, RA Zone**
Giora Griffel/Owner & Applicant
A side yard setback variance is requested to permit construction of a swimming pool/paver patio within the required setback.
Z22-173
Approved with conditions
 - 5) **178 Linden Lane, Block: 7302, Lot: 10, R8 Zone (Former Township)**
L. Brooke Homes. LLC, C/O Robert Hirschberg/Owners & Applicant
A c1 and c2 variance is requested to permit the construction of a new home on a lot in exception to the required lot area. Bulk variances for side and rear yard setbacks are requested to construct a detached garage in exception to ordinance requirements.
Z22-176
Approved with conditions
 - 6) **198 Linden Lane, Block: 7302, Lot: 15, R8 Zone**
198 L. Brooke Homes, LLC, C/C Robert Hirschberg / Owner & Applicant
A c1 and c2 variance is requested to permit the construction of a new home on a lot in v exception to the required lot area. Bulk variances for side and rear yard setbacks are requested to construct a detached garage in exception to ordinance requirements.
Z22-177
Approved with conditions
 - 7) **343 Snowden Lane; Block 5705, Lot 10.01; R5Zone**
Ryan and Laura Armstrong/Owner & Applicant
A Floor Area Ratio (FAR) D (4) variance is requested to permit expansion of the existing garage. A c (1) variance is requested to permit expansion of the garage in exception to the required front yard setback and an exception to the 125 ft. required lot width for a motor court.
Z22-171
Approved with conditions
4. **APPLICATIONS**
- 1) **420 Mount Lucas Road, Block: 4201, Lot: 15, RB Zone**
Herman and Lekha Tull/Owner & Applicant
A floor area ratio (FAR) variance pursuant to NJ SA 40:55D-70 (4) is requested to permit construction of an addition and a new front porch to an existing single-family dwelling. Zoning approval of second floor addition to an accessory structure that was constructed without zoning approval is also requested. Bulk (c1) variances are requested for both structures to permit construction in exception to the required side and rear yard setbacks
Z20-875
MLUL deadline 6/23/22

- 2) **76 Prince William Court**; Block 7701, Lot 14; R5 Zone
Emmanuel Simon/Owner & Applicant
A c2 variance has been requested to permit construction of a new patio and storage shed in exception to the required side yard setback.
Z22-155
MLUL deadline 7/09/22
- 3) **39 Pine Street**, Block: 30.01, Lot: 21, R4 Zone
Andrea and Warren Stock/Owners & Applicants
C1 and C2 variances are requested to permit the construction of two dormers within the side and rear yard setbacks.
Z22-184
MLUL deadline 7/16/22
- 4) **22 Parkside Drive**; Block 9901, Lot 6; R3 Zone/ Princeton Battlefield Historic District
Reza and Yeganeh Hayeri/Owner & Applicant
A c1 and c2 variance is requested to construct a new single- family dwelling on a lot in exception to the required lot frontage
Z21-111
MLUL 5/13/22
- 5) **11 Madison Street** , Block: 28.03, Lot: 50, R4 Zone
Robert and Mindy Frank/Owner & Applicant
A Floor Area Ratio (FAR) D (4) variance is requested to permit construction of a new home and detached garage. A c (1) variance is requested to the permit construction of the new home in exception to the required side-yard setbacks, combined side yard setbacks, lot area, lot width, front yard setback, height to setback ratios, distance between windows of buildings and impervious coverage
Z21-161
MLUL deadline 7/8/2022

5. **ADJOURNMENT**