

PRINCETON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
WEDNESDAY, May 25, 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.

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:

Please click the link below to join the webinar:

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

Or One tap mobile :

US: +13126266799,,86931653534# or +16465588656,,86931653534#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 869 3165 3534

International numbers available: <https://us02web.zoom.us/j/86931653534>

If logging in to Zoom via computer or mobile device for the first time, please allow a few extra log in, you will be asked to enter your name and an email address.

1. **OPENING STATEMENT**

2. **ROLL CALL**

3. **RESOLUTIONS**

1) **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

Approved with conditions

2) **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

Approved with conditions

- 3) **560 Lake Drive; Block 8802, Lot 9; R5 Zone**
Grosso Homes LLC. C/O Richard Grosso, Jr. /Owner & Applicant
A variance is requested under the c (1) criteria to permit construction of a new home in exception to the required lot area. A bulk variance is requested to permit construction of the home within the prevailing front yard setback.
Z22-195
- 4) **516 Cherry Hill Road; Block 2201, Lot 29; RA Zone**
Jenn and Huei Tsai/Owners & Applicant
A c1 variance is requested to permit construction of a home on a lot that does not meet the required minimum lot area or lot width.
Z21-134
Approved with conditions
- 5) **61 Harris Road, Block: 7107, Lot: 2, R8 Zone**
Henry and Bruno Perna /Owners & Applicant
A c1 variance is requested to permit construction of a new home on a lot in exception to the required lot area.
Z22-187
Approved with conditions
- 6) **44 Morgan Place; Block 6802 Lot 21, Zone R5**
44 Morgan LLC, Owner/Applicant
C (1) variance request to permit construction of a new home on a lot in exception to the required lot area, depth and frontage.
Z22-206
Approved with conditions
- 7) **252 Guyot Street; Block 7201, Lot 4; R6 Zone**
Kirk Gastinger/Owner & Applicant
A c1 variance is requested to permit construction of a home on a lot that does not meet the required minimum lot area, depth and frontage. Additional bulk variances are requested for required driveway setback, garage setback and the façade articulation of sidewalk.
Z22-208
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) **51 Cleveland Lane; Block 6.02, Lot 10; R1 (Boro)**

Paul and Anne Sobel, Owners/Applicants

C1 variance request to permit construction of pool within the required front yard setback. A variance is requested to permit the previous installation of a generator in exception to the required setback

Z22-

MLUL deadline 8/16/22

3) **14 Wilton Street; Block 65, Lot 53.07; R3 Zone**

Dylon Robbins/Owner & Applicant

A c (1) variance is requested to permit the construction of an attic addition in exception to the required height to setback ratio, and the smaller and combined side yard setbacks.

Z22-192

MLUL deadline 8/16/22

4) **9 Morgan Place; Block 6802, Lot 15; R5 Zone**

Herbert Wierbowicz/Owner & Applicant

A variance is requested under the c (1) and c (2) criteria to permit construction of a second floor addition in exception to the required side yard setback, dormer width and height to setback ratio.

Z21-196

MLUL deadline 8/19/22

5) **263 Hawthorne Avenue; Block: 31.03, Lot: 53, R3 Zone**

Marcus Hultmark/Owner & Applicant

C2 variance is requested to permit construction of entry vestibule in exception to the required front yard setback

Z22-201

MLUL deadline 8/23/22

6) **49 Lovers Lane; Block 10001, Lot 18; R3 Zone**

Monica Ponce de Leon, Gregory Saldana/Owners & Applicants

A c2 variance is requested to approve height to setback ratio for a cabana that that has been constructed in exception to ordinance requirements.

Case# Z22-189

MLUL deadline 8/19/22

5. **ADJOURNMENT**