

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

Wednesday, July 26, 2023, 7:30 P.M.

Via Zoom

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A REGULAR MEETING ON JULY 26, 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](http://www.princetonnj.gov)) and on the meeting agenda.

Please click the link below to join the webinar:

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

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**1. OPENING STATEMENT**

**2. ROLL CALL**

**3. RESOLUTIONS**

- 1) **2022 End of year report**
- 2) **66 Wittmer Court**; Block4601, Lot 18; R4 Zone  
Sandeep (Stan) Gulati and Susan Alexander, Owners  
L. Brooke Homes, LLC C/O Robert Hirshberg/Applicant  
C1 to permit construction of a new single- family dwelling on a lot in exception to the required lot frontage  
Z23-360  
Approved with conditions
- 3) Application 300 Witherspoon LLC/Owner  
Sakkrid Coffee Roasters LLC/Applicant  
**300 Witherspoon Street**; Block 6902, Lot 4, Zone B1  
Minor Site Plan with variances  
Z22-270  
Denied

**4. APPLICATIONS**

- 1) 89 & 95 Cleveland Lane, Block: 4.01, Lot: 18, R1 Zone  
Bindwood House LLC, /Owner & Applicant  
D2 variance is requested to permit the construction of a two-story addition containing 262 sf. on the first floor and 357 sf. on the second floor to the property at 95 Cleveland Lane. Only one principal dwelling is permitted in the R1 zone. The two existing houses on a single lot are considered a non-conforming use and the proposed addition is considered an expansion of a non-conforming use  
**MLUL deadline 10/6/2023**

**5. ADJOURNMENT**