

PRINCETON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
WEDNESDAY, September 28, 2022, 7:30 P.M.
Via Zoom

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT
WILL HOLD A MEETING ON SEPTEMBER 28, 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:

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

Or One tap mobile :

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Webinar ID: 869 3165 3534

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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. **MINUTES**

- 1) December 9, 2020
- 2) December 16, 2020
- 3) January 6, 2021

3. **ROLL CALL**

4. **RESOLUTIONS**

1) **144 Bayard Lane; Block 3.02, Lot 34; R1 (Borough)**

Yasin Bentiss & Sandra Smiljkovic/ Owners/Applicants

C1– variance request to permit construction of a new home in exception to the required lot area, lot depth and lot width. Additional bulk variances are requested for height to setback ratio

Z21-166

Approved with conditions

2) **21 Chambers Street; Block 19.03, Lot 56, CB Zone (Borough)**

Chambers Street Realty LLC, Owner
Jag-One Physical Therapy/Applicant

A use variance pursuant to NJSA 40:55D-70 (1) and related site plan application have been filed to permit the conversion of a bank to a physical therapist office in a zone where such use is not permitted.

Z22-209

Approved with conditions

3) **15-17 Edwards Place, Block 41.01, Lots 62 & 63, Zone R-4 (Borough)**

Application of Chabad Lubavitch on Campus – Princeton, Inc.
Modification of Approved Minor Site Plan with Variance

Z22-191

Approved with conditions

1) **27 Hillside Road; Block 7207, Lot 6; R6 Zone**

Mitul and Reema Kanzaria/Owners & Applicants

A Floor Area Ratio (FAR) D (4) variance is requested to permit additions to the rear elevation of an existing single family home. A front yard setback variance is required to permit a small bump out addition over the garage.

Z22-018

Approved with conditions

5. **APPLICATIONS**

1) **211 Winant Drive, 21 Brearly Road, Block 8401, Lots 28 & 29; R2 (Twp.)**

Russell Estates Cluster Zone

Freeman Butler LLC. / Owners & Applicants

Minor subdivision to permit a lot line adjustment with a D4 (FAR) variance and for impervious coverage to permit construction of a swimming pool and a pool house in exception to ordinance requirements

Z21-078

Extension of Time

2) **694 Prospect Avenue; Block 5903, Lot 18; R5 Zone**

Roycefield Real Estate, LLC c/o Charles Tavener/Owner

Grosso Homes, LLC c/o Richard Grosso/Applicant

A variance is requested under the c (1) criteria to permit construction of a new home in exception to the required lot area, width and frontage.

Z22-258

MLUL deadline 12/31/2022

3) **22 Dickinson Street; Block 44.01, Lot 23; R4 Zone/Mercer Hill HD**

Friars' Club Partners LLC / Owners & Applicants

C1 Variance request to permit additions and the conversion of a three-unit multiple dwelling to a two family dwelling in exception to the required lot width. Historic preservation plan approval is required

Z22-211

MLUL deadline 11/2/2022

4) **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 renovation and additions to an existing home and the construction of a new one car 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 extension 9/29/2022

6. **ADJOURNMENT**