

**PRINCETON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
WEDNESDAY, October 27, 2021 7:30 P.M. to 10:30 P.M.  
PRINCETON, NEW JERSEY**

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A REGULAR MEETING ON October 27, 2021 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](http://www.princetonnj.gov)) and on the meeting agenda.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86931468109>

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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. ROLL CALL**

**3. RESOLUTIONS**

- 1) **229 Pretty Brook Road;** Block 3501, Lot 6 & 7; Zone R1 (Twp)  
Pretty Brook Tennis Club, Owner /Applicant  
Extension of Variance Approval  
Bifurcated Application  
D (1), D (4), C (2) for Use, FAR and impervious coverage to add indoor squash court and indoor tennis court  
Z19-792  
Approved with conditions
- 2) **160 Patton Avenue;** Block 53.07, Lot 107; R2 (Boro)  
Peter and Shaness Farrell, Owner/Applicant  
C (2) - variance request to permit second floor additions to an existing home in exception to the required rear yard setback.  
Z21-051  
Approved with conditions
- 3) **22 Edgehill Street;** Block 36.01, Lot 10; R1- Mercer Hill HD  
Anthony Klockenbrink, Owner /Applicant  
Relief of a condition from ZBA Case No. 738-1 (2004)  
Z21-081  
Approved with conditions

#### 4. APPLICATIONS

- 1) **269 S. Harrison Street**; Block 11002, Lot 51; E1 Zone (*previously distributed*)  
Molly T. Pyle/Owner & Applicant  
C1 and c2 variances are requested to permit the development parking spaces within the front and side setbacks in exception to ordinance requirements  
Z21-040  
**MLUL deadline – 10/27/2021**
  
- 2) **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 relocate air conditioners and install a generator/trash enclosure in exception to ordinance requirements  
Historic Preservation Plan Review  
Z21-087  
**MLUL deadline 12/22/2021**
  
- 3) **35-37 S. Harrison Street**; Block 52.01, Lot 102; R3 (Boro)  
Jugtown Historic District  
Brooke Brown, Owner/Applicant  
C (1) / (2) - variance request to permit construction of a second residential unit creating a two-family dwelling in exception to the required bulk requirements.  
Z21-079  
**MLUL deadline 12/10/21**
  
- 4) **211 Winant Drive, 21 Brearly Road**, Block 8401, Lots 28 & 29; R2 (Twp.)  
Russell Estates Cluster Zone  
Freeman Butler LLC. / Owners & Applicants  
Application is made for a minor subdivision to permit a lot line adjustment with a variance for floor area ratio pursuant to NJSA 40:55D-70 (d4) and for impervious coverage to permit construction of a swimming pool and a pool house in exception to ordinance requirements  
Z21-078  
**MLUL deadline 1/20/22**
  
- 5) **7 Hamilton Avenue**, Block: 26.01, Lot: 5, R3 Zone  
7 Hamilton LLC/Owners & Applicants  
C1/C2 to permit the construction of a single family home on a lot that does not meet the required lot width of frontage. The applicant is also seeking an appeal from the Zoning Officer's interpretation regarding the permitted width of a garage in accordance with Section 17A-403 (e) (2) (a)  
Z21-  
**MLUL deadline 1/20/22**

#### 6. ADJOURNMENT