

**PRINCETON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
WEDNESDAY, May 26 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 MAY 26, 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) and on the meeting agenda.

Please click the link below to join the webinar:

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

Or iPhone one-tap :

US: +16465588656,,86931468109# or +13017158592,,86931468109#

Or Telephone:

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

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

Webinar ID: 869 3146 8109

International numbers available: <https://us02web.zoom.us/j/86931468109>

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) 35-37 So. Harrison Street; Block 52.01, Lot 102, Zone: R3

Jugtown Historic District

Brook Brown, Applicant

Martha S. Rinehart and Charles H. Wampold, Appellants

Appeal to the Historic Preservation Plan Review

64HP-2020

2) 15-17 Edwards Place, Block 41.01, Lots 62 & 63, Zone R-4 Mercer Hill HD

Application of Chabad Lubavitch on Campus – Princeton, Inc.

Minor Site Plan with Variances

Garage demolition, building addition and other improvements

Z20-919

Approved with conditions

- 3) **304 Ewing Street**, Block: 7303, Lot: 5, R8 Zone
Lionel Ruggieri and Burcu Tezcan-Ruggieri/Owner & Applicant
A “D4” Floor Area Ratio (FAR) variance is requested to permit construction a carport and a storage shed in exception to the required FAR. Bulk variances for side and front yard setbacks are requested as well
Z20-887
Approved with conditions

4) **APPLICATIONS**

- 1) **51 and 85 Mason Drive**, Block 7804, Lot 1&6; R5 Zone
Richard Tom Levine and Kathy Lynne Ales/Owner & Applicant
C2 variance is requested to permit two separate driveways where only one is permitted.
Z21-041
MLUL deadline- 09/02/2021
- 2) **44 Wheatsheaf Lane**; Block 7601, Lot 23; R5 Zone
Marc Schorpion /Owner & Applicant
C2 variance to permit construction of a new home in exception to lot area, lot width and frontage. Additional variances are requested for side yard setbacks, carport setback, and height to setback ratio
Z21-006
MLUL deadline- 09/02/2021
- 3) **176 Edgerstoune Road**; Block 9303, Lot 1, R2 Zone (Former Township)
The Hun School of Princeton, Owner/Applicant
D1 variance and related site plan application have been filed to permit the temporary conversion of the Mason House, a single family dwelling that previously served as the Head of School residence, to a temporary office use to be utilized by the Hun School. The Mason House is located in the R2 Zone and the proposed temporary office use is not permitted. The applicant is requested temporary use of the house as an office be limited to the period of the Covid-19 health emergency.
Z21-005
MLUL deadline- 09/02/2021

6. **ADJOURNMENT**