

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

WEDNESDAY, July 28, 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 July 28, 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. MINUTES

- 1) September 23, 2020
- 2) October 28, 2020

4. RESOLUTIONS

- 1) **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
Approved with conditions

- 2) **270 Lambert Drive**, Block: 8101, Lot: 22, R1 Zone
Ben and Danna Weiss/Owner & Applicant
A hardship c (1) variance to permit approval of a previously constructed deck in exception to the required side yard setback and maximum impervious coverage
Z20-920
Approved with conditions
- 3) **174 Springdale Road; Block 10602, Lot 10; R5 Zone**
David and Kimberley Bitterman/Owners & Applicant
Variances are requested under the c (2) criteria to permit construction of a detached garage in exception to the required front yard setback, and maximum driveway width at the property line
Z21-025
Approved with conditions
- 4) **46 Nassau Street; Block 20.03, Lot 87, CB Zone, Central Historic District**
PSLP, LLC, Owner
JAND Inc., Applicant
A use variance pursuant to NJSA 40:55D-70 (1) and related site plan application have been filed to permit the partial conversion of a retail use to an office use in a zone where such use is not permitted on the first floor. A retail eyeglass store is requesting the use variance to allow for a portion of the space to be utilized as medical office for eye exams
Z21-037
Approved with conditions

5. APPLICATIONS

- 1) **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
- 2) **193 S. Harrison Street**; Block 11001, Lot 25; R5 Zone
Nicola Knipe/Owner & Applicant
Variances are requested under the c (1) criteria to permit construction of a 13'X20' parking space in exception to the required front and side yard setbacks
Z21-047
MLUL deadline- 09/30/2021
- 3) **42 Chestnut Street**, Block: 30.01, Lot: 21, R4 Zone
Jean Hendry/Owner & Applicant
A D4 Floor Area Ratio (FAR) Variance is requested to permit construction of a rear screened porch in exception the maximum Floor Area Ratio
Z21-052
MLUL deadline – 10/26/2021

- 4) **269 S. Harrison Street**; Block 11002, Lot 51; E1 Zone
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 – 10/26/2021

6. **ADJOURNMENT**