

**PRINCETON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
WEDNESDAY, JANUARY 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 JANUARY 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.

You are invited to a Zoom webinar.

When: Jan 27, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Regular ZBA meeting 1-27-2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84812536575>

Or iPhone one-tap :

US: +13017158592,,84812536575# or +13126266799,,84812536575#

Or Telephone:

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

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

Webinar ID: 848 1253 6575

International numbers available: <https://us02web.zoom.us/j/84812536575>

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) \_\_\_\_\_

**4. APPLICATIONS**

**1) 358 Cherry Valley Road, Block: 401, Lot: 4, RA Zone**

Walter R Johnson Jr. and Siobhan C. Johnson/Owner & Applicant

A hardship c (1) variance to permit construction of a new single family house in exception to the required lot area. A variance is requested for two existing accessory sheds in exception to the required rear yard setback

Z2020- 900

**MLUL deadline –**

2) **35 Shady Brook Lane; Block 4703, Lot 37; R5 Zone**

Brent and Cara Weiss/Owners & Applicant

A variance is requested under the c (1) and c (2) criteria to permit the installation of shed within the required side yard setback.

A use variance pursuant to NJSA 40:55D-70 (1) and related site plan application have been filed to permit the conversion of the Trinity Counseling Center, a permitted non-residential conditional use affiliated with Trinity Church to an office use in a zone where such use is not permitted. A sign variance is also requested

Z2020-918

**MLUL deadline**

3) **77 Jefferson Road; Block 22.02, Lot 21, C01, R3 Zone**

**79 Jefferson Road; Block 22.02, Lot 21, C02, R3 Zone**

Virginie Malthet and Nicholas Regnault, Owner/Applicant-77 Jefferson

Jane and Larry Fuller, Owner/Applicant-79 Jefferson

C (2) variance relief to allow for the removal of a condition of approval of an approved variance front yard parking plan, which called for soil and grass to be planted between the porous driveway pavers. The applicant is proposing to replace the soil and grass with pea gravel

Z2020-913

**MLUL deadline**

4) **56 Leigh Avenue; Block 6906, Lot 22**

Sarah E. Torian & William B. Whitley, Owners / Applicant

C(1) / C(2) to permit construction of second story addition in exception to the required small and combined sideyard setbacks on a non-conforming lot. The lot does not meet the minimum required lot area and lot width

Z2020-902

**MLUL deadline**

5) **9 SERGEANT STREET; Block 53.01; Lot 15; R3 (Boro)**

Marco Sacchi & Sondra Scott, Owners

Marco Sacchi, Applicant

C1 – for bulk variance to allow addition / renovation

Z2020-915

MLUL deadline

5. **ADJOURNMENT**