

**PRINCETON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
WEDNESDAY, APRIL 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 APRIL 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](http://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

**4. RESOLUTIONS**

1) **8 Florence Lane**, Block 6705, Lot 19; R2 Zone/Cluster –The Glen

Eugene M. Gelernter and Patricia A. Koch/Owners & Applicants

A variance for a floor area ratio pursuant to NJSA 40:55D-70 (4) to permit the construction of a covered porch in exception to ordinance requirements.

Z21-014

Approved with conditions

2) **47 Westcott Road**; Block 3.01, Lot 10; R1 (Boro)

Peter Haeberli and Marion Fricker/Owner& Applicant

C1 – variance request to permit the construction of a one and a half story addition featuring a two-car garage with living space above. The garage does not meet the required 16 ft. setback from the nearest portion of the front facade and second floor violates the required height to setback ratio coverage

Z21-008

Approved with conditions

## 5. APPLICATIONS

Note: all documents pertaining to the applications are posted in the municipal website  
<https://nj-princeton.civicplus.com/DocumentCenter/Index/448>)

- 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  
MLUL deadline- 5/11/2021
  
- 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  
MLUL deadline- 6/8/2021

## 6. ADJOURNMENT