

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

September 28, 2016 7:30 P.M.

Municipal Complex – Main Meeting Room  
Princeton, New Jersey

**1. Opening Statement**

**2. Roll Call**

**3. Minutes**

a) March 16, 2016

**4. Resolutions**

- a) 159 Snowden Lane; Block 7505, Lot 11; R5 Zone (Twp)  
Elias & Mariola Abilheira, Owner and Applicant  
Extension of variance pursuant to 17A-213 and 10B-328  
Z1515-179V  
Approved with conditions
  
- b) 194 Linden Lane; Block 7392, Lot 14; R8 Zone (Twp)  
Kerri DiSanzo/Owner  
Mr. and Mrs. Frank DiSanzo/Applicant  
C1/C2 & D (4) - floor area ratio (FAR), lot area, side and rear setbacks for garage &  
parking setback for a single family dwelling and a detached garage  
Z1616-363 UV  
Approved with conditions
  
- c) 296 Shady Brook Lane; Block 4601, Lot 10, R4 (Twp)  
Joseph and Michelle Angelone, Applicant  
Insu & Inkyung Yi, Owner  
C1/C2 – Lot Depth for new single family dwelling  
Z1616-378 V  
Approved with conditions
  
- d) 38 Hillside Road, Block: 7208, Lot: 11, R6 Zone (Twp)  
Yan Chen, Owner / Shane Nuschke (Liberty One Construction)/Applicant  
C1/C2 & D (4) – floor area ratio (FAR), lot area and parking setbacks for  
construction of an addition to an existing single family house on a non-conforming  
Z1616-368 UV  
Approved with conditions
  
- e) 256 Snowden Lane; Block 5704, Lot 15; Zone R4 (Twp)  
Barak and Alexandra Bar-Cohen, Owner & Applicant  
D (1) – to permit use of detached building as an apartment  
Z1616-379 U  
Approved with conditions

**5. Applications**

- a) 397 Cherry Hill Road; Block 4000, Lot 12, Zone RB  
Laura Edwards/Applicant and Owner  
Minor Site Plan with Use Variance for Bed and Breakfast  
Z1515-305 UPM  
MLUL deadline 9/30/16
- b) **428 Mount Lucas Road, Block: 4201, Lot: 14, RB Zone**  
D & P Private Lending LLC/Owner  
Jeffrey Rogers/Applicant  
C1/C2 – Lot area, lot width or lot frontage, right side yard setback and building setback- height ratio to permit construction of a new single family house on a non-conforming lot  
Z1616-374 V  
MLUL deadline 12/9/16
- c) 342 Nassau Street, Block: 34.01, Lot: 14, RO Zone, Jugtown Historic District  
342 Nassau Street LLC / Owner  
Eastridge Design Ltd. / Applicant  
Use variance and minor site plan application to permit a retail use where such use is not permitted  
Z1616-352 UV  
MLUL deadline 12/13/16

**6. Adjournment**