

PRINCETON ZONING BOARD OF ADJUSTMENT

Minutes of the Regular Meeting
January 27, 2016 7:30 P.M.
Municipal Complex – Main Meeting Room
Princeton, New Jersey

1. OPENING STATEMENT

The meeting commenced at 7:32 p.m. with Chairman Royce reading the Open Public Meetings Act statement.

2. ROLL CALL

PRESENT: Louisa Clayton, Steven Cohen, Eve Coulson, Michael Floyd,
Doreen Blanc-Rockstrom, Barrie Royce, Bainy Suri (7:39 PM),
ABSENT: Wendy Farrington and Harlan Tenenbaum
ALSO PRESENT: Karen Cayci, Attorney; Derek Bridger, Zoning Officer and Claudia
Ceballos, Board Secretary.

There were eleven (11) members of the public present.

3. MINUTES

October 28, 2015- Motion was made by Ms. Clayton to accept the minutes as written and amended, seconded by Ms. Rockstrom and carried with a voice vote of seven ayes among those members eligible to vote. No one opposed. No one abstained.

4. ADMINISTRATIVE MATTERS

- a) Election of Chairman
- b) Election of Vice Chairman
- c) Appointment of Attorney
- d) Appointment of Secretary

Motion was made by Mr. Floyd to adopt the three resolutions, seconded by Mr. Tenenbaum and carried with a voice of eight ayes. No one opposed. No one abstained.

5. RESOLUTIONS

- a. Estate of Elizabeth Whelan, Owner
Garey & Tell Investments, LLC, Applicant
12 Rollingmead; Block 7505, Lot 46, Zone R5 (Twp)
C1/C2 – Lot area and lot width for a new single family dwelling
Z1515-279 V
Approved with conditions

A motion was made by Ms. Clayton to adopt the resolution, seconded by Ms. Coulson and carried with a voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.

- b. Orlando Fuquen and Stephanie Chorney
11 Race Street; Block 6904, Lot 1, Zone R9 (Twp)
C2- front yard setback for addition and canopy porch
Z1515-283 V
Approved with conditions

A motion was made by Ms. Clayton to adopt the resolution, seconded by Ms. Rockstrom and carried with a voice vote of three ayes among those members eligible to vote. No one opposed. No one abstained.

- c. Gretchen M. Oberfranc & Charles L. Creesy
64 Dorann Avenue; Block 7308, Lot 13 Zone R7 (Twp)
C2 - front & side parking setbacks to permit expanding driveway & adding parking space
Z1515-286V
Approved with conditions

A motion was made by Ms. Clayton to adopt the resolution, seconded by Mr. Floyd and carried with a voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.

- d. Robert L. and Barbara D. Rebak
74 Jefferson Road, Block: 22.01, Lot: 8, R3 Zone
C2 – building coverage for installation generator & 2 air conditioning condensers
Z1515-284 V
Approved with conditions

A motion was made by Ms. Clayton to adopt the resolution, seconded by Ms. Rockstrom and carried with a voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.

6. APPLICATIONS

- c) Application of Princeton Maclean LLC
30 Maclean Street
Major Site Plan with D and C variances
To allow Masonic Temple to change use to Residential Apartments
Block 17.03, Lot 73, R4 Zone (Boro)
Z1515-237UVP
Deadline for action: 1/30/16

Attorney Cayci advised that all of the noticing documents were in order and the Board was in a position to entertain jurisdiction of the application.

The Board agreed to carry this case to the February 17th Special Meeting as per applicant's request, applicant will send out notices via first class mail.

- a) Jacob and Catherine Shapiro
1 Orchard Circle
Block 10.02, Lot 46; R1 (Boro)
C2 – side yard setback and height to setback ratio for garage expansion
Z1515-292V
Deadline for action: 5/16/16

Attorney Cayci advised that all the noticing documents were in order and the Board was in a position to entertain jurisdiction of the application.

Present for the application Mr. Shapiro and he was sworn in by Attorney Cayci.

Mr. Derek Bridger, Zoning Officer was sworn in by Attorney Cayci.

Mr. Bridger provided an overview of the application using his memorandum dated November 25, 2015. Mr. Bridger said that the applicant has made an application for C2 variance to permit the expansion of a detached one car garage.

The proposed garaged does not comply with side yard setback and required height to setback ratio.

Mr. Bridged noted that the house is located in the Borough R1 Zone and the existing single-family use is permitted as of right.

Mr. Bridged also noted that the property is non-complying with respect to the 35 ft. required front yard setback, the existing is 26.4 ft.

Mr. Bridger further noted that he proposed expansion will require the following variances: required side yard setback is 10 ft. and the proposed is 5 feet. The required height to setback ratio is 1.5:1 and the proposed is 1:0.51

Mr. Bridger reviewed with the Board the standards for granting the requested variances.

Mr. Shapiro said that the existing garage is too small to allow easy access for a vehicle or for any storage of yard tools and equipment. Mr. Shapiro said that previous owner installed an existing canvas carport and he would like to remove the canvas carport and enlarge the garage.

Mr. Shapiro said that there is a 4 to 5 feet high masonry wall separating them from the adjoining property and the house on the adjoining property is separated from that wall by an extensive yard, so the impact on their neighbors would be very small.

Mr. Floyd asked if the garage was use to park a car. Mr. Shapiro informed that they have not moved in the house yet, he said that the inside of the garage is extremely narrow, one could not hang coats in the garage and park, and once they move in they will not use the garage regularly. Mr. Shapiro said that the garage is not in proportion with the rest of the house and not very attractive.

Mr. Shapiro said that you could park the car there but have to be very careful not to hit the wall

He believes the proposed addition will improve the appearance of the property by eliminating the unsightly existing canvas canopy and by making the garage more visually compatible with the residence.

Ms. Clayton asked if they planned to park in the garage and Mr. Shapiro said that he plans to park one car in the garage.

Chairman Royce opened the meeting to the public. The following comment was provided.

Mary Clurman of 121 Harris Road inquired as to the current size of the garage and Mr. Shapiro said that the garage is 12' 8" from exterior wall to exterior wall.

Hearing no further comments, the public portion was closed.

Board Members discussed the application and a motion was made by Mr. Cohen and seconded by Ms. Clayton to grant C (2) variances to allow a side yard setback of 5 ft. and a height to setback ratio of 1:0.51 for the proposed garage addition of 158 sf. as set forth in the application, with conditions.

ROLL CALL

FOR: Clayton, Cohen, Floyd, Rockstrom, Royce

AGAINST: None

RECUSED: None

AFFIRMED: Coulson, Suri

ABSENT: Farrington and Tenenbaum

- b) J. Rogers Woolston
299 Walnut Lane
Block 07206, Lot 0003 Zone R6 (Twp)
C1/C2 – side yard setback for second floor addition
Z1515-304
Deadline for action: 5/6/16

Attorney Cayci advised that all the noticing documents were in order and the Board was in a position to entertain jurisdiction of the application.

Present for the application Mr. Woolston. He was sworn in by Attorney Cayci.

Mr. Bridger provided an overview of the application using his memorandum December 20, 2015. Mr. Bridger said that Mr. Woolston previously received an approval for a variance on March 30, 1964 to permit the construction of an addition on the northern side of the single-family home with 4.9 ft. setback and to allow an addition at the southern elevation to permit 12.9 ft. setback. The required setback is 15 ft.

Mr. Bridger noted that this property is located in the R6 Zone of the former Township and the existing single-family use is permitted as of right. He also noted that the lot is non-compliant with respect to lot area and lot width and the existing single-family dwelling is non-compliant with respect to left and right side yard setbacks.

Mr. Bridger said that applicant would like to construct a 150 ft. addition on the southern side the existing house to be used as a second full bath on the second floor.

Mr. Bridger advised the Board that he considers the proposed addition an increase in the degree of noncompliance and for that reason a variance for side yard setback is required.

Mr. Bridger reviewed with the Board the standards for granting a c (1) or c (2) variance.

Mr. Woolston said that he has owned the property since the early 1960's.

Mr. Woolston confirmed that he received variance approvals for side yard setbacks to allow construction of additions to the northern and southern elevations of the property.

Mr. Woolston said that he will comply with the side yard setback of 12.9 ft. in accordance with the 1964 zoning approvals.

Chairman Royce opened the meeting to the public but no comment was provided.

Board Members discussed the application and a motion was made by Mr. Cohen and seconded by Ms. Clayton to grant to the applicant a C 1) variance to allow a right side yard setback of 12.9 ft. to permit a 150 ft. second floor addition as set forth in the application with conditions.

ROLL CALL

FOR: Clayton, Cohen, Floyd, Rockstrom, Royce

AGAINST: None

RECUSED: None

AFFIRMED: Coulson, Suri

ABSENT: Farrington and Tenenbaum

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:17 PM.

Respectfully Submitted,

Claudia Ceballos
Secretary

Approved: 4/27/16