

**PRINCETON PLANNING BOARD**

**REVISED AGENDA  
REGULAR MEETING**

**Thursday, December 3, 2015  
PRINCETON - MAIN MEETING ROOM - 7:30 P.M.  
Princeton, New Jersey**

1. **OPENING STATEMENT**

2. **ANNOUNCEMENTS**

3. **FINDINGS OF FACT**

- a) RB HOMES, INC. – 9/28/15  
Minor Subdivision  
Hillside Avenue; Block 7207, Lot 15  
File #P1515230MS
  
- b) PSC II, LLC – 10/19/15  
Minor Subdivision  
North Harrison Street; Block 7401, Lot 1  
File #P1515-218MS
  
- c) AVALON PRINCETON, LLC & AVB PRINCETON HOMES, LLC – 10/15/15  
Prelim/Final Major Subdivision w/variances - REINSTATED  
Henry Ave, Franklin Ave, Harris Rd;  
Block 21.01, Lots 1, 12-14, 22, 25, 2-6, 8-11; Block 7101, Lots 8-14  
File #P1515-178SPF

5. **MINUTES**

- a) Special Meeting – October 29, 2015
- b) Special Meeting – November 16, 2015

6. **DISCUSSION**

- a) Ordinance Referrals:
  - [1] LAND USE APPLICATION FEES AND AMENDING CHAPTERS 2 AND 10B OF THE “CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968”
  
  - [2] CONCERNING ACCESSORY SIGNS IN PRINCETON’S BUSINESS DISTRICTS AND AMENDING THE "CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1974”.
  
  - [3] CREATING EXCEPTIONS TO LOT SIZE REQUIREMENTS FOR EXISTING SMALL LOTS IN THE FORMER TOWNSHIP OF PRINCETON AND AMENDING THE “CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968”

- [4] ELIMINATING THE ABILITY TO RECONSTRUCT A BUILDING TO ITS PRIOR NONCONFORMING FLOOR AREA RATIO, AND AMENDING THE “CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1974”
  
- [5] REVISING THE LOT FRONTAGE REQUIREMENTS IN THE FORMER TOWNSHIP OF PRINCETON’S RESIDENTIAL ZONING DISTRICTS AND AMENDING SECTION 10B-247 AND THE SCHEDULE OF ZONING REGULATIONS OF THE “CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1974”
  
- [6]\* REVISING THE DEFINITION OF FLOOR AREA RATIO AND OTHER TERMS, ELIMINATING CERTAIN EXCEPTIONS AND EXCLUSIONS FROM THE CALCULATION OF FLOOR AREA RATIO, AND AMENDING THE “CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1974” AND THE “CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968”

\* included with this email