

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

Wednesday, February 22, 2023, 7:30 P.M.
Via Zoom

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT
WILL HOLD A REGULAR MEETING ON FEBRUARY 22, 2023, AT 7:30 PM.**

Please take notice that pursuant to the extension of the ongoing State of Emergency by Executive Order No. 292 issued by Governor Murphy, and in accordance with the Emergency Remote Public Meeting Protocol for Local Public Bodies to conduct a public meeting without physical attendance by members of the public, 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) and on the meeting agenda.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86931653534>

Or One tap mobile :

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Webinar ID: 869 3165 3534

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1. **OPENING STATEMENT**

2. **ROLL CALL**

3. **RESOLUTIONS**

1) **Lincoln Court;** (10-14 & 16-18 Vandeventer Ave)

Block 27.04, Lots 17, 22, 23 & 70

Zones CB and R4 (Borough)

RB Homes, Inc., Applicant / Owner

Major Site Plan Development with D4 FAR and Bulk Variances

File No. Z22-223

Approved with conditions

2) **90 Brooks Bend,** Block: 5003, Lot: 2, R1 Zone

Jagdish Talreja/Owner & Applicant

A c (2) variance is requested to permit the construction of a front entry single car garage in exception to the required 16ft. setback

File No. Z22-280

Approved with conditions

- 3) **338 Nassau Street**, Block: 34.01, Lot: 32
RO Zone (Residence Office) / Jugtown Historic District
338 Nassau Street, LLC, Owner & Applicant
Modification of approved site plan with variances to permit a roof addition on an existing air chiller/generator enclosure in exception to ordinance requirements.
Historic Preservation Plan Review
Z22-259
Approved with conditions
- 4) **222 Snowden Farms Lane**; Block 5704, Lot 13; R4 Zone
Peter and Magdalena Furniss/Owners & Applicant
A c1 variance is requested to permit construction of a new single- family dwelling on a lot in exception to the required lot area.
Z23-310
Approved with conditions

4. APPLICATIONS

- 1) Application of 37W Condominiums, LLC
Classification for Minor Site Development with Variances
N.J.S.A.40:55D-70(4) FAR and Bulk Variances
37 Wiggins Street, Units 1, 2 and 3
Block 28.02, Lots 34.02 C01-C03, Zone R4 (Borough)
File No. Z22-251
MLUL deadline 3/8/2023
- 2) **33 Leigh Avenue**; Block 6905, Lot 33; R9 Zone/Witherspoon Jackson Historic District
Sabrina King and Abel Smith/Owners & Applicants
A Floor Area Ratio (FAR) D (4) is requested to permit expansion of the attic. Additional setback variances are requested for side yard and combined side yard setbacks
File No. Z22-279
MLUL deadline 4/8/2023
- 3) **171 Westcott Road**; Block 2.02, Lot 26; R1 (Former Borough)
Donnacha Dennehy and Courtney Orlando/ Owners/Applicants
C2– variance request to convert previously approved garage workshop to finished living area to be utilized as a musical composing space. The garage/workshop was approved by variance in 1993 because it did not meet the required front yard setback. The zoning board approval was specific to the use being a garage /workshop and the conversion of this space to musical composing space requires variance relief
File No. Z22-297
MLUL deadline 5/17/2023
- 4) Application 300 Witherspoon LLC/Owner
Sakkrid Coffee Roasters LLC/Applicant
300 Witherspoon Street; Block 6902, Lot 4, Zone B1
Minor Site Plan with variances
File No: Z22-270
MLUL deadline 6/22/2023

5. ADJOURNMENT