PRINCETON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
WEDNESDAY, March 23, 2022 7:30 P.M.
Via Zoom

PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A REGULAR MEETING ON MARCH 23, 2022 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) and on the meeting agenda.

Please click the link below to join the webinar:

https://us02web.zoom.us/j/86931653534
Or One tap mobile:
US: +13126266799,86931653534# or +16465588656,86931653534#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782
Webinar ID: 869 3165 3534
International numbers available: https://us02web.zoom.us/u/kcM1AJqo

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. **RESOLUTIONS**

   1) **19 Marion Road East; Block 4703, Lot 42; R5 Zone**
      Michael Gecan and Sheila Morrissey /Owner & Applicant
      A variance is requested under the c (1) criteria to permit construction of a new home in exception to the required lot area. A bulk variance is requested to permit construction of a front entry garage in exception to the required 16 ft. setback from the nearest portion of the main house
      Z21-132
      Approved with conditions

   2) **29 Leigh Avenue; Block 6905, Lot 31; R9 Zone/WJHD**
      Kimberly Beury and Edward Markey/Owner & Applicant
      C1 variance and Historic Preservation Plan Review is requested to remove the existing front to back gable roof and replace it with a higher hip roof and four new dormers in exception to the required smaller and combined side yard setbacks
      Z21-106
      Approved with conditions
3) **131 Mountain Avenue**, Block: 6804, Lot: 27, R2 Zone  
Kenneth and Linda Twining/Owner & Applicant  
C1/C2 variance is requested to permit the construction of a two-story addition to the rear elevation of the subject property in exception to the required height to setback ratio Z21-130  
Approved with conditions

4. **APPLICATIONS**

1) **238 Mt. Lucas Road**, Block: 5404, Lot: 20, R6 Zone  
Connie Chen & Mark McConnell, Owner/Applicant  
A use variance pursuant to N.J.S.A. 40:55 D-1 is requested to allow the continued use of a two family in a zone where such use is not permitted.  
Z21-144  
MLUL deadline 5/5/22

2) **63 Van Dyke Road**, Block: 4502, Lot: 1, R2 Zone  
Roger and Nataliya Dashevsky, Owner/Applicant  
A use variance pursuant to N.J.S.A. 40:55 D-1 is requested to allow the continued use of a two family in a zone where such use is not permitted.  
Z21-145  
MLUL deadline 5/5/22

3) **420 Mount Lucas Road**, Block: 4201, Lot: 15, RB Zone  
Herman and Lekha Tull/Owner & Applicant  
A floor area ratio (FAR) variance pursuant to NJ SA 40:55D-70 (4) is requested to permit construction of an addition and a new front porch to an existing single-family dwelling. Zoning approval of second floor addition to an accessory structure that was constructed without zoning approval is also requested. Bulk (c1) variances are requested for both structures to permit construction in exception to the required side and rear yard setbacks  
Z20-875  
MLUL deadline 6/23/22

5. **ADJOURNMENT**