

**PRINCETON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 24, 2021 7:30 P.M. to 10:30 P.M.
PRINCETON, NEW JERSEY**

PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A REGULAR MEETING ON MARCH 24, 2021 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/86931468109>

Or iPhone one-tap :

US: +16465588656,,86931468109# or +13017158592,,86931468109#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 869 3146 8109

International numbers available: <https://us02web.zoom.us/u/kbywKqLxLE>

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. MINUTES

1) August 26, 2020

4. RESOLUTIONS

1) **77 Jefferson Road; Block 22.02, Lot 21, C01, R3 Zone**

79 Jefferson Road; Block 22.02, Lot 21, C02, R3 Zone

Virginie Malthet and Nicholas Regnault, Owner/Applicant-77 Jefferson

Jane and Larry Fuller, Owner/Applicant-79 Jefferson

C (2) variance relief to allow for the removal of a condition of approval of an approved variance front yard parking plan, which called for soil and grass to be

planted between the porous driveway pavers. The applicant is proposing to replace the soil and grass with pea gravel

Z2020-913

Approved with conditions

- 2) **20 Nassau Street**; Block 19.02; Lots 17-20; Zone CBCP
GPNJ Owner LLC, Owner /Applicant
Preliminary and Final Major Site Plan with variances
D (4) and Bulk variances to convert existing construction for a hotel use
Z2020-828
Approved with conditions

5. APPLICATIONS

- 1) **8 Florence Lane**, Block 6705, Lot 19; R2 Zone/Cluster –The Glen
Eugene M. Gelernter and Patricia A. Koch/Owners & Applicants
A variance for a floor area ratio pursuant to NJSA 40:55D-70 (4) to permit the construction of a covered porch in exception to ordinance requirements.
Z21-014
MLUL deadline- 07/01/2021
- 2) **47 Westcott Road**; Block 3.01, Lot 10; R1 (Boro)
Peter Haeberli and Marion Fricker/Owner& Applicant
C1 – variance request to permit the construction of a one and a half story addition featuring a two-car garage with living space above. The garage does not meet the required 16 ft. setback from the nearest portion of the front facade and second floor violates the required height to setback ratio coverage
Z21-008
MLUL deadline- 07/01/2021

5. ADJOURNMENT