

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

Wednesday, May 24, 2023, 7:30 P.M.

Via Zoom

(REVISED)

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A REGULAR MEETING ON MAY 24, 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](http://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: +16465588656,,86931653534# or +16469313860,,86931653534#

Or Telephone:

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

US: +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000 or +1 719 359 4580

Webinar ID: 869 3165 3534

International numbers available: <https://us02web.zoom.us/j/86931653534>

If logging in to Zoom via computer or mobile device for the first time, please allow extra time to log in, you will be asked to enter your name and an email address.

**1. OPENING STATEMENT**

**2. ROLL CALL**

**3. RESOLUTIONS**

- 1) **283 Prospect Avenue**; Block 56.06, Lot 110 R2 (Former Borough),  
Faramerz Dabhoiwala and Joanna Dunkley/ Owners/Applicants  
C1– variance request to permit construction of an addition in exception the required 16 ft. front facing garage setback from the nearest façade  
Z22-256  
Approved with conditions
  
- 2) **601 Lake Drive**; Block 8801, Lot 11; R5 Zone  
J. Robert Hillier/Owner &Applicant  
A variance is requested under the c1 and c2 criteria to permit construction of a new home in exception to the required height to setback ratio.  
Z23-335  
Approved with conditions

- 3) **14 Terhune Road**; Block 7006, Lot 1; R6Zone  
Mark Ioffe and Catherine (Katerina) Visnjic/Owners & Applicants  
A c (1) and c (2) variance is requested to permit the installation of a fence in exception to the 6.5 ft. maximum height restriction  
Z20-860  
Approved with conditions
- 4) **24 Hawthorne Avenue**, Block: 23.02, Lot: 18, R3 Zone  
Bonnie Bassler and C. Todd Reichert /Owners & Applicants  
C1 and C2 variance are requested to permit construction of second floor to an existing detached garage in exception to setback and height requirements  
Z23-316  
Approved with conditions
- 5) **49 Pardoe Road**, Block 6820, Lot 13; R5 Zone  
Stephen Acunto and Veronica White/Owner & Applicant  
A variance is requested under the c (1) criteria to permit construction of a new attached one car garage in exception to the required 15 ft. side yard setback and the required 16 ft. setback from the nearest portion of the façade, applicable to front facing garages.  
Case# Z23-336  
Approved with conditions

#### 4. APPLICATIONS

- 1) **1163 Great Road**, Block 401, Lot 21; RA Zone  
Rachel Choron and Darryl Jones/Owner & Applicant  
C2 to permit construction of a covered patio in exception to the required side yard setback  
Z23- 198  
**MLUL deadline 8/23/2023**
- 2) Application 300 Witherspoon LLC/Owner  
Sakkrid Coffee Roasters LLC/Applicant  
**300 Witherspoon Street**; Block 6902, Lot 4, Zone B1  
Minor Site Plan with variances  
Z22-270  
**MLUL deadline 6/22/2023**

#### 5. ADJOURNMENT