

**PRINCETON ZONING BOARD OF ADJUSTMENT**  
**SPECIAL MEETING AGENDA**  
WEDNESDAY, June 29, 2022 7:30 P.M.  
Via Zoom

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A SPECIAL MEETING ON June 29, 2022 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>

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1. **OPENING STATEMENT**

2. **ROLL CALL**

3. **RESOLUTIONS**

1) **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

Approved with conditions

2) **51 Cleveland Lane**; Block 6.02, Lot 10; R1 (Boro)

Paul and Anne Sobel, Owners/Applicants

C1 variance request to permit construction of pool within the required front yard setback. A variance is requested to permit the previous installation of a generator in exception to the required setback

Z22-190

Approved with conditions

3) **14 Wilton Street**; Block 65, Lot 53.07; R3 Zone

Dylon Robbins/Owner & Applicant

A c (1) variance is requested to permit the construction of an attic addition in exception to the required height to setback ratio, and the smaller and combined side yard setbacks.

Z22-192

Approved with conditions

4) **9 Morgan Place**; Block 6802, Lot 15; R5 Zone

Hubert Wierbowicz/Owner & Applicant

A variance is requested under the c (1) and c (2) criteria to permit construction of a second floor addition in exception to the required side yard setback, dormer width and height to setback ratio.

Z21-196

Approved with conditions

5) **263 Hawthorne Avenue**; Block: 31.03, Lot: 53, R3 Zone

Marcus Hultmark/Owner & Applicant

C2 variance is requested to permit construction of entry vestibule in exception to the required front yard setback

Z22-201

Approved with conditions

6) **49 Lovers Lane**; Block 10001, Lot 18; R3 Zone

Monica Ponce de Leon, Gregory Saldana/Owners & Applicants

A c2 variance is requested to approve height to setback ratio for a cabana that that has been constructed in exception to ordinance requirements.

Case# Z22-189

Approved with conditions

4. **APPLICATIONS**

1) **30 Chestnut Street**, Block: 30.01, Lot: 25, R4 Zone

Cora Walker and Joshua Desai/Owners & Applicants

C1 variance request to permit the construction of patio in exception to the required side yard setbacks

Z22-218

**MLUL deadline 10/1/2022**

2) **239 S. Harrison Street**; Block 11001, Lot 36; R5 Zone

Satash Gorantla and Amulya Sirigirl/Owners & Applicant

Variances are requested under the c (1) criteria to permit construction of a second floor addition in exception to the required height to setback ratio

Z22-

**MLUL deadline 9/2/2022**

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- 3) **220 John Street**; Block 15.04, Lot 8; R4 Zone/Witherspoon Jackson HD  
John and Megan Jackson/Owners & Applicants  
C1 Variance request to construct a second floor addition and a small two story addition on the rear elevation of the subject property in exception to the required side yard setback and height to setback ratio.  
Z22-170  
**MLUL deadline 8/23/2022**
- 4) 144 Bayard Lane; Block 3.02, Lot 34; R1 (Former Boro)  
**Yasin Bentiss & Sandra Smiljkovic**/ Owners/Applicants  
C1– variance request to permit construction of a new home in exception to the required lot area, lot depth and lot width. Additional bulk variances are requested for height to setback ratio  
Z21-166  
**MLUL deadline 10/1/2022**

5. **ADJOURNMENT**