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.princetonj.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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will be asked to enter your name and an email address.

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**
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**