

**PRINCETON ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING AGENDA**  
WEDNESDAY, October 26, 2022, 7:30 P.M.  
Via Zoom

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A MEETING ON OCTOBER 26, 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) **211 Winant Drive, 21 Brearly Road**, Block 8401, Lots 28 & 29; R2 (Twp.)  
Russell Estates Cluster Zone  
Freeman Butler LLC. / Owners & Applicants  
Extension of time for minor subdivision and variances  
Z21-078  
Approved with conditions

- 2) **694 Prospect Avenue; Block 5903, Lot 18; R5 Zone**  
Roycefield Real Estate, LLC c/o Charles Tavener/Owner  
Grosso Homes, LLC c/o Richard Grosso/Applicant  
A variance is requested under the c (1) criteria to permit construction of a new home in exception to the required lot area, width and frontage.  
Z22-258  
Approved with conditions

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- 3) **22 Dickinson Street; Block 44.01, Lot 23; R4 Zone/Mercer Hill HD**  
Friars' Club Partners LLC / Owners & Applicants  
C1 Variance request to permit additions and the conversion of a three-unit multiple dwelling to a two-family dwelling in exception to the required lot width. Historic preservation plan approval is required  
Z22-211  
Approved with conditions
- 4) **11 Madison Street, Block: 28.03, Lot: 50, R4 Zone**  
Robert and Mindy Frank/Owner & Applicant  
A Floor Area Ratio (FAR) D (4) variance is requested to permit renovation and additions to an existing home and the construction of a new one car detached garage. A c (1) variance is requested to the permit construction of the new home in exception to the required side-yard setbacks, combined side yard setbacks, lot area, lot width, front yard setback, height to setback ratios, distance between windows of buildings and impervious coverage  
Z21-161  
Approved with conditions

4. **ADJOURNMENT**