

**PRINCETON ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING AGENDA**  
WEDNESDAY, JANUARY 19, 2022 7:30 P.M. (REVISED)  
Via Zoom

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A SPECIAL MEETING ON JANUARY 19, 2022 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](http://www.princetonnj.gov)) and on the meeting agenda.

Please click the link below to join the webinar:

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1. **OPENING STATEMENT**
2. **ROLL CALL**
3. **ADMINISTRATIVE MATTERS:**

- 1) Reorganization of the Board
- 2) Nomination of Chairman
- 3) Nomination of Vice Chairman
- 4) Appointment of Attorney
- 5) Appointment of Secretary
- 6) End of the year ZBA report

4. **RESOLUTIONS**

- 1) **44 Prince William Court**; Block 7701, Lot 31; R5Zone  
Daniela Bonafede-Chhabra and Ashvin Chhabra/Owner & Applicant  
A Floor Area Ratio (FAR) D (4) variance is requested to permit reconstruction and enclosure of a swimming pool located at the rear of their property. An additional variance is requested to permit a deviation from the required sidewall articulation in exception to section 10B-255.2(c)(2).  
Z21-097  
Approved with conditions

- 2) **71 Deer Path**; Block 7507; Lot 9; R5  
Alina and Dan Budin / Owners & Applicants  
C1/C2– variance to permit construction/conversion of a front entry carport to a garage in exception to the required setback from the nearest portion of the front façade  
Z21-107  
Approved with conditions
  
- 3) **48 Leavitt Lane**; Block 32.06, Lot 123.02; R2 (Boro)  
Yuzheng Zhang and Tianhang Huang, Owner/Applicant  
C (2) - variance request to permit construction of a deck and patio in exception to the required rear yard setback  
Z21-105  
Denied
  
- 4) **20 Moore Street**, Block: 28.03, Lot: 80, R4 Zone  
Margaret Mowrey/Owner & Applicant  
Variance approval to permit construction of steeper pitched roof at the front of the house in exception to the required front yard setback.  
Z21- 138  
Approved with conditions
  
- 5) **176 Edgerstoune Road**; Block 9303, Lot 1, R2 Zone (Former Township)  
The Hun School of Princeton, Owner/Applicant  
Extension of Time  
A use variance pursuant to NJSA 40:55D-70 (1) and related site plan application have been filed to permit the temporary conversion of the Mason House, a single family dwelling that previously served as the Head of School residence, to a temporary office use to be utilized by the Hun School. The Mason House is located in the R2 Zone and the proposed temporary office use is not permitted. The applicant is requested temporary use of the house as an office be limited to the period of the Covid-19 health emergency.  
Z2021-005  
Approved with conditions

5. **APPLICATIONS**

- 1) **25 Lytle Street; Block 15.02, Lot 68& 86; R4 Zone/Witherspoon Jackson Historic District**  
Grace Asagra Stanley/Owner & Applicant  
C1 Variance request to permit a one story addition in exception to the required smaller side yard setback and height to setback ratio. An additional bulk variance is required to construct a deck in exception to the required 35 ft. rear yard setback. Historic preservation plan approval is required  
Z21- 028  
MLUL deadline ext 1/31/2022

- 2) **103 Cuyler Road; Block 7201, Lot 4; R6 Zone**  
Michael Bell and Jane McCarty/Owners & Applicants  
A c1 and c2 variance is requested to permit the construction of an attached garage in  
exception to the required front yard setback.  
Z21-130  
**MLUL deadline 4/15/2022**
  
- 3) **140 Quaker Road; Block 9901, Lot 6; R3 Zone/ Princeton Battlefield and Stony Brook  
Settlement Historic District**  
Nishi Gupta and Nora Dillon/Owners & Applicant  
C1 variance is requested to raise the existing house above the base flood elevation as a  
result of repeated recent flooding of the structure. The subject dwelling unit is located  
within the required front yard setback and the raising of the house is considered an increase  
in the existing degree of non-compliance  
Z21-146  
**MLUL deadline 4/8/2022**
  
6. **DISCUSSION**
  - 1) Referral from Council – Ordinance #2022-01  
Disbanding the Site Plan Review Advisory Board (SPRAB)
  
7. **ADJOURNMENT**