

PRINCETON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
WEDNESDAY, FEBRUARY 23, 2022 7:00 P.M.
Via Zoom

PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A REGULAR MEETING ON FEBRUARY 23, 2022 AT 7:00 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) 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) End of the year ZBA report

4. **RESOLUTIONS**

- 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
Approved with conditions

- 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
Approved with conditions
 - 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
Approved with conditions
 - 4) **10 Morgan Place; Block 6802, Lot 26; R5 Zone**
Christopher and Beth Ann Burkmar/Owner & Applicant
A variance is requested under the c (1) and c (2) criteria to permit construction of two gable end dormers on the second floor in exception to the required side yard setback.
Z21-147
Approved with conditions
 - 5) **127 FitzRandolph Road; Block 50.01, Lot 9.03, E2/R2 Zone (Boro)**
Trustees of Princeton University, Owner/Applicant
A use variance pursuant to NJSA 40:55D-70 (1) and related site plan application have been filed to permit the temporary use of the existing residential house at 127 FitzRandolph by the University as a construction office for the duration of the construction of the School of Engineering Studies and the School of Engineering and applied Science (ES/SEAS) project and other related project. The E2 and R2 zone lines cut through the middle of house. The construction office use is not a permitted use in the R2 zone
Z21-148
Approved with conditions
 - 6) **92 Gulick Road; Block 4701, Lot 20; R5 Zone**
Norbert and Sonali Bose Thier /Owners & Applicants
A c (1) variance is requested to permit construction of a new home in exception to the required lot area. A bulk variance is requested to permit a side entry garage in exception to the required setback from the front façade of the building
Z21-122
5. **APPLICATIONS**
- 1) 19 Marion Road East; Block 4703, Lot 42; R5 Zone
Michael Gecan and Sheila Morrissey /Owner & Applicant
A variance is requested under the c (1) criteria to permit construction of a new home in exception to the required lot area. A bulk variance is requested to permit construction of a front entry garage in exception to the required 16 ft. setback from the nearest portion of the main house
Z21-132
MLUL deadline 4/20/2022

- 2) **44 Morgan Place**; Block 6802; Lot 21; R5
44 Morgan LLC, Owner / Applicant
C1/C2 lot area, lot depth and lot frontage for a new single-family dwelling
Extension for ZBA approval
Z1818-585
Extension of time (ZBA resolution adopted 8/22/2018 published 8/31/2018)

- 3) **29 Leigh Avenue**; Block 6905, Lot 31; R9 Zone/WJHD
Kimberly Beury and Edward Markey/Owner & Applicant
C1 variance and Historic Preservation Plan Review is requested to remove the existing front to back gable roof and replace it with a higher hip roof and four new dormers in exception to the required smaller and combined side yard setbacks
Z21-106
MLUL deadline 4/15/2022

- 4) **131 Mountain Avenue**, Block: 6804, Lot: 27, R2 Zone
Kenneth and Linda Twining/Owner & Applicant
C1/C2 variance is requested to permit the construction of a two-story addition to the rear elevation of the subject property in exception to the required height to setback ratio
Z21-130
MLUL deadline 4/15/2022

6. **ADJOURNMENT**