

PRINCETON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
WEDNESDAY, March 23, 2022 7:30 P.M.
Via Zoom

PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A REGULAR MEETING ON MARCH 23, 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) and on the meeting agenda.

Please click the link below to join the webinar:

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<https://us02web.zoom.us/j/86931653534>

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Webinar ID: 869 3165 3534

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1. **OPENING STATEMENT**

2. **ROLL CALL**

3. **RESOLUTIONS**

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

Approved with conditions

2) **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

Approved with conditions

- 3) **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
Approved with conditions

4. APPLICATIONS

- 1) **238 Mt. Lucas Road**, Block: 5404, Lot: 20, R6 Zone
Connie Chen & Mark McConnell, Owner/Applicant
A use variance pursuant to N.J.S.A. 40:55 D-1 is requested to allow the continued use of a two family in a zone where such use is not permitted.
Z21-144
MLUL deadline 5/5/22
- 2) **63 Van Dyke Road**, Block: 4502, Lot: 1, R2 Zone
Roger and Nataliya Dashevsky, Owner/Applicant
A use variance pursuant to N.J.S.A. 40:55 D-1 is requested to allow the continued use of a two family in a zone where such use is not permitted.
Z21-145
MLUL deadline 5/5/22
- 3) **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
MLUL deadline 6/23/22

5. ADJOURNMENT