

**PRINCETON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA**

WEDNESDAY, June 23 2021 7:30 P.M. to 10:30 P.M.  
PRINCETON, NEW JERSEY

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT  
WILL HOLD A REGULAR MEETING ON June 23, 2021 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:

<https://us02web.zoom.us/j/86931468109>

Or iPhone one-tap :

US: +16465588656,,86931468109# or +13017158592,,86931468109#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 869 3146 8109

International numbers available: <https://us02web.zoom.us/j/86931468109>

If logging in to Zoom via computer or mobile device for the first time, please allow a few extra log in, you will be asked to enter your name and an email address.

**1. OPENING STATEMENT**

**2. ROLL CALL**

**3. RESOLUTIONS**

- 1) **51 and 85 Mason Drive**, Block 7804, Lot 1&6; R5 Zone  
Richard Tom Levine and Kathy Lynne Ales/Owner & Applicant  
C2 variance is requested to permit two separate driveways where only one is permitted.  
Z21-041  
Approved with conditions

**4. APPLICATIONS**

- 1) **176 Edgerstoune Road**; Block 9303, Lot 1, R2 Zone (Former Township)  
The Hun School of Princeton, Owner/Applicant  
D1 variance 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.  
Z21-005  
**MLUL deadline- 09/02/2021**

- 2) **270 Lambert Drive, Block: 8101, Lot: 22, R1 Zone**  
Ben and Danna Weiss/Owner & Applicant  
A hardship c (1) variance to permit approval of a previously constructed deck in exception to the required side yard setback and maximum impervious coverage  
Z20-920  
**MLUL deadline- 07/01/2021**
- 3) **174 Springdale Road; Block 10602, Lot 10; R5 Zone**  
David and Kimberley Bitterman/Owners & Applicant  
Variances are requested under the c (2) criteria to permit construction of a detached garage in exception to the required front yard setback, and maximum driveway width at the property line  
Z21-025  
**MLUL deadline- 09/02/2021**
- 4) **46 Nassau Street; Block 20.03, Lot 87, CB Zone, Central Historic District**  
PSLP, LLC, Owner  
JAND Inc., Applicant  
A use variance pursuant to NJSA 40:55D-70 (1) and related site plan application have been filed to permit the partial conversion of a retail use to an office use in a zone where such use is not permitted on the first floor. A retail eyeglass store is requesting the use variance to allow for a portion of the space to be utilized as medical office for eye exams  
Z21-037  
**MLUL deadline- 09/29/2021**
- 5) **193 S. Harrison Street; Block 11001, Lot 25; R5 Zone**  
Nicola Knipe/Owner & Applicant  
Variances are requested under the c (1) criteria to permit construction of a 13'X20' parking space in exception to the required front and side yard setbacks  
Z21-047  
**MLUL deadline- 09/30/2021**

6. **ADJOURNMENT**