

**PRINCETON ZONING BOARD OF ADJUSTMENT**  
Minutes of the Regular Meeting  
June 22, 2016 7:30 P.M.  
Municipal Complex – Main Meeting Room, Princeton, New Jersey

**1. OPENING STATEMENT**

The meeting commenced at 7:31 p.m. with Chairman Royce reading the Open Public Meetings Act statement.

**2. ROLL CALL**

PRESENT: Michael Floyd, Doreen Blanc-Rockstrom, Barrie Royce, Bainy Suri

ABSENT: Louisa Clayton, Steven Cohen, Eve Coulson, Harlan Tenenbaum

ALSO PRESENT: Karen Cayci, Attorney; Derek Bridger, Zoning Officer; Claudia Ceballos, Board Secretary.

There were fifteen (15) members of the public present.

**3. MINUTES**

- a) February 17, 2016 – Motion was made by Ms. Suri to accept the minutes as written and amended, seconded by Ms. Rockstrom and carried with a voice vote of four ayes among those members eligible to vote. No one opposed. No one abstained.

**4. RESOLUTIONS**

- a) 16 Alexander Street, Block: 41.01, Lot 8  
Olsen, Christopher and Howie, Kim  
C2- Lot coverage for carport  
Z1616-348 V  
Approved with conditions

A motion was made by Mr. Floyd to adopt the resolution, seconded by Ms. Rockstrom and carried with a voice vote of four ayes among those members eligible to vote. No one opposed. No one abstained.

- b) 253 Moore Street; Block 7111, Lot 21; R8 Zone  
Peter Andolfatto and Ladan Mehrenver /Owner & Applicant  
C1/C2 smaller and combined side yard setback for a second floor addition  
Z1616-357 V  
Approved with conditions

A motion was made by Ms. Suri to adopt the resolution, seconded by Mr. Floyd and carried with a voice vote of four ayes among those members eligible to vote. No one opposed. No one abstained.

- c) 30 Dorann Avenue, Block: 7308, Lot: 19, R7 Zone

Property Sellers, LLC/Owner & Applicant  
C1/C2 – Lot area for a new single family house  
Z1616-358 V  
Approved with conditions

A motion was made by Mr. Floyd to adopt the resolution, seconded by Ms. Suri and carried with a voice vote of four ayes among those members eligible to vote. No one opposed. No one abstained.

- d) 75 Cleveland Lane; Block 4.01, Lot 5, Zone R1  
Grant Homes Cleveland, LLC  
Minor Subdivision with Floor Area Variances  
Z1616-351 MS  
Approved with conditions

A motion was made by Mr. Rockstrom to adopt the resolution as amended, seconded by Mr. Floyd and carried with a voice vote of four ayes among those members eligible to vote. No one opposed. No one abstained.

5. **APPLICATIONS**

- a) 145 Ridgeview Circle, Block: 2102, Lot: 1, R1 Zone (Twp)  
87 Leavitt Lane, LLC/Owner & Applicant  
C1/C2 – Lot depth to permit construction of a new single family house  
Z1616-359 V  
MLUL deadline: 9/29/2016

Attorney Cayci advised that all the noticing documents were in order and the Board was in a position to entertain jurisdiction of the application.

Present for the application was Joseph Consiglio, Esquire; Timothy Burton, Architect and Joseph Moser, representing the owner.

Mr. Bridger was sworn in by Attorney Cayci.

Mr. Bridger provided an overview of the application using his memorandum dated May 26, 2016. He said that an application was made for a hardship variance c (1) and in the alternative a c (2) to permit the development of single-family dwelling on a non-conforming lot in exception to the required lot area. Mr. Bridger said that the lot is located in the R1 Zone of the former Princeton Township. The existing single-family use is permitted as of right. This is a corner lot in the former Township and has lot depth for both frontages. The required lot depth is 200 ft. and the existing is 159.75 ft. on the Ridgeview Circle side and 84.16 ft. on the Garrett Lane side.

Mr. Bridger said that existing home will be demolished and a new structure will be constructed and the applicant states the proposed new single-family dwelling will comply with all of the bulk requirements except for the lot depth. Mr. Bridger noted that a portion of the subject property is located within the C1 riparian zone. Mr. Bridger recommended that if the

application is approved that a condition requiring that all NJDEP and municipal approvals be in place prior to the engineering review and the issuance of a zoning permit shall be imposed.

Mr. Bridger said that the proposed circular drive will require the removal of approximately ten trees with calipers between 10” and 15” which are all located within the riparian zone. Mr. Bridger asked that an alternate plan be considered to save some trees.

Mr. Bridger also reviewed with the Board the standard for granting the requested variances.

Timothy J. Burton, AIA, was sworn in, presented his credentials and was accepted by the Board.

Mr. Burton presented the following exhibits:

Exhibit A-1: Area Map of Ridgeview Circle and Garret Lane

Exhibit A-2: Front Elevation

Exhibit A-3: Side Elevation.

Mr. Burton said that the home is in a state of disrepair and that the applicant wants to demolish the existing home and construct a new single-family dwelling. Mr. Burton said that homes in the area have an average size of 3000-4000 square feet. The proposed new residence will be approximately 4800 square feet in size with an attached garage.

Mr. Burton said that the lot has an unusual shape resembling a polygon which creates difficulty in compliance with the municipal zone requirement for lot depth. Mr. Burton noted that the applicant will comply with all other bulk requirements.

Jeffrey Moser was sworn in by Attorney Cayci. Mr. Moser said that he is the developer of the property and that he has an agreement with the owner. He presented the following exhibits:

Exhibit A-4: Letter dated March 11, 2016 from Jeffrey Moser to Robert Willig and Virginia Mason, 220 Ridgeview Circle, Princeton, NJ.

Exhibit A-5: Authorization dated June 22, 2016 from 87 Leavitt Lane, LLC to Jeffrey Moser.

Mr. Moser said that he tried to purchase land from adjacent neighbors but did not get a response.

Chairman Royce noted that this is a wooded lot and asked how the applicant is going to address the removal of trees and the circular driveway.

Mr. Moser responded that he had met with the municipal arborist, who recommended that sufficient trees be maintained to screen the new house.

Chairman Royce opened the meeting to public comment and the following comments were provided:

Mark Pollard of 11 Garrett Lane, was sworn in by Attorney Cayci. He said that he opposed the project. He said that the water issues will get worse with the new construction and maybe the applicant could renovate the existing home.

Grace Sinden of 120 Ridgeview Circle, was sworn in by Attorney Cayci. She also opposed the project. She read a written statement which is attached hereto.

J. Baur Whittlesey of 133 Ridgeview Circle, was sworn in by Attorney Cayci. He opposed the project. Mr. Whittlesey said that he is concerned with the drainage impacts and the size of the house is out of character with the neighborhood.

Mr. Moser said that he will change the proposed plans to not include the circular driveway.

Elizabeth Whittlesey of 133 Ridgeview Circle, was sworn in by Attorney Cayci. Opposed the project. She said that new house will cause drainage problems and runoff.

Mr. Consiglio said that the variances are for the lot depth only. The applicant will comply with all bulk regulations.

Board Members discussed the application and a motion was made by Ms. Suri and seconded by Mr. Floyd to grant a C (1) variances for the existing lot depth of 159.75 feet from Ridgeview Circle and 84.16 feet from Garrett Lane to permit demolition of the existing single-family residence and construction of a new single-family dwelling with conditions.

#### ROLL CALL

Moved by: Suri  
Seconded by: Floyd  
Those in Favor: Floyd, Royce, Suri  
Those Opposed: Rockstrom  
Those Absent: Clayton, Cohen, Coulson, Tenenbaum

- b) 73 Leavitt Lane, Block: 7504, Lot: 4, R7 Zone (Twp)  
Leavitt, LLC, Owner /RB Homes, Applicant  
C-1 lot area to permit construction of a new single family house  
Z1616- 372 V  
MLUL deadline: 9/30/2016

Attorney Cayci advised that all the noticing documents were in order and the Board was in a position to entertain jurisdiction of the application.

Present for the application: Daniel Barsky, and Christopher S. Tarr, Esq., Stevens & Lee. All were sworn in by Attorney Cayci.

Mr. Bridger reviewed the application using his memorandum of June 2, 2016. He said that the applicant wants to demolish an existing house and replace it with a new single family residential

dwelling. The applicant seeks a variance for lot area. Mr. Bridger noted that the existing lot area is 9000 square feet with a zone requirement of 10, 890 square feet.

Mr. Bridger reviewed with the Board the standards for addressing the requested variance.

Daniel Barsky was sworn in by Attorney Cayci. He presented the application using the following exhibit:

Exhibit A-1: Variance Plan

Exhibit A-2: Topography Plan, both of which were submitted with the application.

Mr. Barsky said that most of the lots in the zone do not comply with the required lot area. Mr. Barsky said that he was not able to acquire any land from the adjoining lots.

Mr. Barsky said that the new house will comply with all bulk regulations and he confirmed that the new house will be constructed at a 35 foot setback in compliance with an existing deed restriction.

The application was opened to public comment and the following comments were provided:

Karen Longo of 140 Snowden Lane was sworn in by attorney Cayci. She opposed the application. She is concerned with drainage and said that the existing house is in good condition.

Anthony Geonatti of 69 Leavitt Lane, was sworn in by Attorney Cayci. He opposed the application. Mr. Geonatti is concerned with the drainage issues and asked that any trees removed be replaced.

Board Members discussed the application and a motion was made by Mr. Floyd and seconded by Ms. Suri to grant a C (1) to allow a lot area of 9000 square feet to permit demolition of the existing single-family residence and construction of a new single-family dwelling as set forth in the application, with conditions.

#### ROLL CALL

Moved by:	Floyd
Seconded by:	Suri
Those in Favor:	Floyd, Rockstrom, Royce, Suri
Those Opposed:	None
Those Absent:	Cohen, Coulson, Floyd, Tenenbaum

#### **6. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:19 pm.

Respectfully Submitted,

Claudia Ceballos

Secretary

Approved: 12/14/16