

PRINCETON ZONING BOARD OF ADJUSTMENT

Minutes of the Regular Meeting

November 9, 2016 7:30 P.M.

Municipal Complex – Main Meeting Room, Princeton, New Jersey

1. OPENING STATEMENT

The meeting commenced at 7:32 p.m. with Chairman Royce reading the Open Public Meetings Act statement.

2. ROLL CALL

PRESENT: Steven Cohen, Michael Floyd, Jonathan Kaledin, Doreen Blanc-Rockstrom, Barrie Royce

ABSENT: Louisa Clayton, Eve Coulson, Bainy Suri, Harlan Tenenbaum

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

There were six (6) members of the public present.

3. MINUTES

- a) April 27, 2016– Motion was made by Mr. Cohen to accept the minutes as written and amended, seconded by Ms. Rockstrom and carried with a voice vote of three ayes among those members eligible to vote. No one opposed. No one abstained.
- b) May 25, 2016 – Motion was made by Mr. Cohen to accept the minutes as written and amended, seconded by Ms. Rockstrom and carried with a voice vote of three ayes among those members eligible to vote. No one opposed. No one abstained.

RESOLUTIONS

- a) 15 Madison Street, Block 28.03 Lot 52, R4 Zone Boro
Stephen and Jenny Gilbert / Owner and Applicant
C1/C2 – smaller side yard setback, combined side yard setback and building coverage to permit construction of a deck
Z1616-387 V
Approved with conditions

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

- b) 50 Cherry Hill Road, Block 5201, Lot 11, Zone R2
Unitarian Universalist Congregation of Princeton
Minor Site Plan, expansion of a Conditional Use with floor area ratio
D4 variance to permit construction a small addition over the existing first floor and a new entry/vestibule
Z1616-367 MS
Approved with conditions

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

- c) 2 Cleveland Lane, Block 7.01, Lot 16; R1 (Boro)
Coppola, Danielle, Owner / applicant
C1/C2 – for generator to be located in the front yard
Z1616-405 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 five ayes among those members eligible to vote. No one opposed. No one abstained.

5. APPLICATIONS

- a) 338 Nassau Street, Block: 34.01, Lot: 32, RO Zone
Estate of Michael Graves/Owner & Applicant
D / C removal of prior ZBA condition of approval requiring the restoration of two residential apartments
Z1616-402 U
MLUL deadline 2/10/17

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

Mr. Christ Tarr, Esquire withdrew the application.

- b) 428 Mount Lucas Road, Block: 4201, Lot: 14, RB Zone
D & P Private Lending LLC/Owner
Jeffrey Rogers/Applicant
C1/C2 – Lot area, lot width or lot frontage, right side yard setback and building setback-height ratio to permit construction of a new single family house on a non-conforming lot
Z1616-374 V
MLUL deadline 12/13/16

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

Richard Schatzman, Esq. asked that the application be carried to the December 14, 2016 meeting.

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 pm.

Respectfully Submitted,

Claudia Ceballos

Secretary

Approved: 12/14/16