

PRINCETON ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
April 26, 2017 7:30 P.M.
Municipal Complex – Main Meeting Room, Princeton, New Jersey

1. OPENING STATEMENT

The meeting commenced at 7:42 p.m. with Chairman Royce reading the Open Public Meetings Act statement.

2. ROLL CALL

PRESENT: Luisa Clayton, Steven Cohen, Eve Coulson, Michael Floyd,
Jeffrey Oakman, Barrie Royce, Stephen Schreiber, Harlan Tenenbaum

ABSENT: Jonathan Kaledin, Bairy Suri

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

There were seven (7) members of the public present.

3. MINUTES

- a) Minutes of January 25, 2017 - table to 5/24/17 meeting.

4. RESOLUTIONS

- a) 230 Linden Lane; Block 7302, Lot 23; R8 Zone
Leonard C. Swanson and Micky T. Morgan / Owner & Applicant
C -2 to approve the location of 2 storage sheds within the required side yard setback
Z1616-414
Approved with conditions

Motion was made by Ms. Clayton to adopt the resolution as written and amended, seconded by Mr. Tenenbaum and carried with a voice vote of four ayes among those members eligible to vote. No one opposed. No one abstained.

- b) 226 Moore Street; Block 7110, Lot 21; R8 (Twp.)
Donald and April Readlinger, Owners / Applicants
C1/C2/D4 – Side yard setback and FAR to permit addition
Z1616-428
Approved with conditions

Motion was made by Mr. Cohen to adopt the resolution as written and amended, seconded by Ms. Coulson and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.

- c) 4 Garrett Lane, Block 2102, Lot 19, R1 Zone
4 Garrett Lane, 4 Garrett Land Trust/Owner
Victor Rotenberg/Applicant
C 1- Lot Frontage to permit construction of a new single family house on a non-conforming lot
Z1717-451
Approved with conditions

Motion was made by Ms. Clayton to adopt the resolution as written and amended, seconded by Mr. Tenenbaum and carried with a voice vote of four ayes among those members eligible to vote. No one opposed. No one abstained.

5. APPLICATIONS

- a) **162 Linden Lane**, Block 7302, Lot 6 (Twp)
166 Linden Lane, Block 7302, Lot 7 R8 Zone
Aneesh and Simi Bakshi, Owner / Applicant
Appeal of the zoning officer's determination
D1 to permit the continued use of 2 three-unit residential dwellings in a zone where only single family dwellings are permitted
Z1616-386
MLUL deadline 4/26/17

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

Present for the application Daniel V. Madrid, Esquire.

Mr. Madrid said that he agreed with Attorney Cayci to carry this case to June 28, 2017 due to the fact that the recording system was not clearly working.

Mr. Madrid will provide notice of the June 28th meeting by first class mail.

- b) **132 Elm Road**; Block 9.01, Lot 2; R1 (Boro)
132 Elm Associates. LLC/ Owner
Flower Construction / Hans Arnesan/Applicant
C2 –front yard setback to permit placement of a PSE&G electrical transformer
Z1717-467
MLUL deadline 08/04/17

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

Present for the application were Donald and April Readlinger, owners, and Thomas Letizia, Esq., Pepper Hamilton.

Derek W. Bridger, Zoning Officer, was sworn in.

Mr. Bridger presented the application to the Board using his memorandum dated April 4, 2017.

Mr. Bridger said that the lot is compliant with all bulk standards.

Mr. Bridger said that an application for C2 variance was received to locate a PSE&G transformer within the required 46.6 foot prevailing front yard setback, the proposed setback for the transformer is 12 feet.

Mr. Bridger reviewed with the Board the standards for granting the variance.

Hans Arnesan of Flower Construction, was sworn in by Attorney Cayci. He said that he is the general contractor for the project.

Mr. Arnesan said that the utility service is being upgraded and requires a new transformer, approximately 24” by 33” and will be located behind an existing six ft. wall and hedge.

He said that PSE&G requires the transformer to be placed within 15 feet of the roadway and it will look like a generator.

The meeting was open for public comment but no comment was provided.

Board Members discussed the application and a motion was made by Ms. Clayton and seconded by Mr. Schreiber to grant a C2 variance to permit location of a PSE&G transformer in the front yard setback with a 12 foot setback as set forth in the application, with conditions.

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

c) **214 Moore Street**; Block 7109; Lot 13; R8 (Twp)

Kellie J. and Stephen Staples, Owners / Applicants

C1 to permit construction of a 2 story addition within the required front setback C2 to permit construction of a roof over an existing patio in exception to the required side yard setbacks

Z1717-450

MLUL deadline 08/04/17

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

Present for the application were Kellie J. and Stephen Staples, property owners, and Kenneth R. Quabeck, Architect, all sworn in by Attorney Cayci.

Mr. Bridger presented the proposal using his memorandum dated April 5, 2017. Mr. Bridger said that the lot does not meet the required lot area of 8500 sq. ft., the existing lot area is 7500 sq. ft.

Mr. Bridger said that an application was filed for approval of a front yard setback variance to allow a 680 sq. ft. 2- story along the Henry Avenue façade along with a variance for side yard setback to permit an existing patio and a replacement of the roof over that patio.

Mr. Bridger said that the required front yard setback is 25 feet and the required side yard setback is 15 feet.

He noted that the front yard setback along the Henry Avenue façade of the existing home is 5.57 feet and the proposed front yard setback for the proposed addition is 9.95 feet.

Mr. Bridger noted the existing covered patio encroaches into the south side yard setback. The required side yard setback is 8 feet and the proposed setback for the patio and roof is two feet.

Mr. Bridger further noted that there are no approvals for the patio or roof.

Mr. Bridger advised that the applicant requires approval for the patio and proposed reroofing which will require variances. The front yard setback variance for the addition as a c (1) variance and the side yard setback variance for the patio and roof as a c (2) variance.

Mr. Bridger reviewed with the Board the standard of proof required for these bulk variances.

Kenneth R. Quabeck, Architect. He said that he is a registered architect in the State of New Jersey and listed his credentials

Mr. Quabeck presented the application using the following documents:

Exhibit A-1: Receipt for patio roof installation dated June 6, 1977 issued to R. Jack Volz

Exhibit A-2: Two photos of existing patio roof

Exhibit A-3: Photo showing roof with support trusses

Mr. Quabeck said that the property is located at the corner of Henry Avenue and Moore Street and is considered to have two front yards. He said that there is a very narrow building envelope.

Mr. Quabeck said that the proposed addition will comply with the zone bulk standards for FAR and impervious coverage.

Mr. Quabeck said that the addition will extend the footprint of the existing residence approximately 14 feet towards the west and will align with the existing exterior wall of the current structure.

Mr. Quabeck said that the current patio area is heavily used by the owners and the metal roof is rusting, low sloping and requires replacement, over 40 years old. . There is a 32-inch caliper tree that would need to be removed if the patio was to be relocated.

Kellie J. Staples said that the patio is heavily used by their family.

The application was opened to public comment and no comment was made.

Board Members discussed the application and a motion was made by Mr. Schreiber and seconded by Mr. Tenenbaum to grant C (1) variances to allow a front yard setback of 9.95 feet from the Henry Avenue façade to permit the construction of two-story addition to the existing residence on the Moore Street avenue façade as set forth in the application, with conditions.

Moved by: Schreiber
Seconded by: Tenenbaum
Those in Favor: Clayton, Cohen, Coulson, Floyd, Schreiber, Tenenbaum
Those Opposed: None
Those Recused: Royce, Oakman
Those Absent: Kaledin, Suri

And thereafter a motion was made by Mr. Schreiber and seconded by Mr. Tenenbaum to grant a C (2) variance to permit a south side yard setback variance of 2 feet to allow an existing patio and replacement of the patio roof, as set forth in the application, with conditions.

Moved by: Schreiber
Seconded by: Tenenbaum
Those in Favor: Clayton, Cohen, Coulson, Floyd, Schreiber, Tenenbaum
Those Opposed: None
Those Recused: Royce, Oakman
Those Absent: Kaledin, Suri

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:56 pm.

Respectfully Submitted,

Claudia Ceballos
Secretary
Approved: 7/26/2017