

PRINCETON ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
September 27, 2017 7:30 P.M.
Municipal Complex – Main Meeting Room, Princeton, New Jersey

1. OPENING STATEMENT

The meeting commenced at 7:28 p.m. with Chairman Royce reading the Open Public Meetings Act statement.

2. ROLL CALL

PRESENT: Steven Cohen, Eve Coulson, Jonathan Kaledin, Barrie Royce, Stephen Schreiber

ABSENT: Michael Floyd, Jeffrey Oakman, Bairy Suri, Harlan Tenenbaum

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

There were ten (10) members of the public present.

3. MINUTES

a) Minutes of June 28, 2017 - motion was made by Ms. Coulson to accept the minutes as written and amended, seconded by Mr. Kaledin and carried with a voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.

4. RESOLUTIONS

a) **79 Cuyler Road**; Block 7201, Lot 1; R6 (Twp.)

Patricia A. Lofberg Owner / Applicant

C(1) / C(2) to permit reconstruction of a deck and placement of an existing air conditioning condenser within the required setbacks

Z1717- 501

Approved with conditions

Motion was made by Ms. Coulson to adopt the resolution as written and amended, 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.

b) **191 Snowden Lane**; Block 7505, Lot 14; R5

Lucia Salas, Owner / Applicant

C(1) / C(2) to permit construction of a one and a half story addition that will encroach into the prevailing front yard setback and violate the required side yard setback and setback to height ratio

Z1717-502

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 four ayes among those members eligible to vote. No one opposed. No one abstained.

5. APPLICATIONS

- a) **396 Mount Lucas**; Block 4201, Lot 16, Zone RB
Princeton Land Development, LLC Owner / Applicant
C(1) to permit construction of a new single family house on a non-conforming lot. The lot does not meet the minimum required lot width
Z1717-508
MLUL deadline 12/2/17

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 Jason R. Hawrylak, Esq, Wisniewski & Associates, LLC; William Obara, P.E., P.P.

Attorney Cayci sworn in Mr. Bridger.

Derek Bridger, Princeton Zoning Officer reviewed the application using his memorandum dated August 3, 2017, revised August 17, 2017.

Mr. Bridger said that the applicant wants to demolish an existing single-family dwelling and replace it with a new single family residential house. Mr. Bridger said that a variance is needed for lot width, he said that the existing lot width is 178 feet with a zone requirement of 200 feet. Mr. Bridger also noted that due to the prevailing front yard setback requirement for the zone, the applicant will require a variance to allow a lot width of 171.45 feet.

Mr. Bridger said that the applicant does not have plans for the proposed house.

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

William Obara, P.E., P.P., was sworn in by Attorney Cayci. He listed his credentials as a licensed professional engineer and planner in the State of New Jersey with over 20 years of experience.

Mr. Obara presented Exhibit A-1 – “Colorized rendering of Variance Plan” prepared by Mr. Obara.

Mr. Obara said that the project consist in demolishing the existing single-family residence and detached garage and then building a new single-family residence which will comply with all bulk standards.

Mr. Obara noted that the house and garage encroach over the property lines. He said that the shape of the lot is irregular. He said that a variance will be needed to permit a lot width of 171.45 feet.

Mr. Obara also noted that there are wetlands on the property and a letter of interpretation from the NJDEP regarding the wetland delineation was obtained.

Mr. Obara said that the town recently acquired the property to the west as open space with Green Acres restrictions and the property to the east of the site is already undersized, so there is no land available to change the existing nonconformity.

Chairman Royce asked about the trees and Mr. Obara responded that moving the general location of the house to minimize tree removal would require additional variances.

He advised that the applicant will comply with municipal ordinance requirements regarding tree removal and replacement.

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

Mr. Thomas White of Mount Lucas Road, was sworn in by Attorney Cayci. He said that he is concerned with the removal of large trees.

Board Members discussed the application and motion was made by Mr. Cohen and second by Mr. Schreiber to grant a C (1) to allow a lot width of 171.45 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: Cohen
Seconded by: Schreiber
Those in Favor: Cohen, Coulson, Kaledin, Schreiber, Royce
Those Opposed: None
Those Absent: Floyd, Oakman, Suri, Tenenbaum

- b) **30 Dorann Avenue**; Block 7308, Lot 19; R7 (Twp)
Property Seller, LLC
Extension of variance approval pursuant 17A-213 and 10B-328
Z1616-358
MLUL Deadline 12/30/17

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 Christopher S. Tarr, Esq., Stevens & Lee and Georgina Ricci.

The applicant was represented by Christopher S. Tarr, Esq., Stevens & Lee.

Mr. Bridger explained to the Board that a prior approval for lot area was granted by the Board's Resolution of Memorialization adopted June 22, 2016.

Mr. Bridger noted that the land use code provides that in cases of variances that involve the issuance of construction permits, the variances shall terminate one year after the granting of the variances unless a construction permit is applied for within such one-year period or within such greater time limit as the board of adjustment shall grant upon a showing of good cause made by the applicant.

Georgina Ricci appeared on behalf of the applicant as the managing member. Ms. Ricci spoke about what the applicant undertook to obtain the necessary building permit in a timely manner as set forth in a timeline attached to the application. She said that the applicant could not complete the building permit application process within the required time period.

She confirmed that applicant anticipates selling the property.

The application was opened for public comment and the following comment was provided:

Danielle Rollmann of 3 Dorann Avenue, was sworn in by Attorney Cayci. Ms. Rollmann asked for confirmation that all conditions of approval set forth in the original resolution will still be binding and the Board so confirmed.

The board discussed the application and motion was made by Mr. Cohen and seconded by Mr. Schreiber to grant a one year extension of time for the variance granted by the Princeton Zoning Board Resolution of Memorialization adopted June 22, 2016, subject to the findings and conditions set forth in that Resolution.

ROLL CALL

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

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:17 pm.

Respectfully Submitted,

Claudia Ceballos
Secretary
Approved: 11/8/17