

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING

DATE: Thursday, July 27, 2017

TIME: 7:00 p.m.

LOCATION: Meeting Room A

AGENDA

1. STATEMENT OF ADEQUATE NOTICE

2. ROLL CALL OF MEMBERS

3. *APPOINTMENT OF PROFESSIONAL STAFF: Russell Stern – Conflict Planner

4. MINUTES: March 23, 2017, April 27, 2017, May 25, 2017

5. RESOLUTIONS

ZB17-01
MARC & PATRICIA KATZ
c Bulk Variance
7 Cardinal Dr.; Block 27.08, Lot 18

6. CHAIR’S COMMENTS
& CORRESPONDENCE

Public Comment – Non-agenda items (limit 15 minutes)

7. * APPLICATIONS:

a) ZB12-02
Tri-State Petro
Request for 1 (one) Year Extension of Minor
Subdivision Approval
Block 22, Lots 3.01 & 3.02; 353 Princeton-Hightstown Rd.
Property Zoned: R-1/C District
MLUL: N/A

Tri-State Petro, Inc. is seeking one one-year extension of minor subdivision approval that was granted for property located at 353 Princeton-Hightstown Road, Block 22, Lots 3.01 and 3.02. The minor subdivision approval, along with preliminary and final major site plan approval, d(1) use variance, d(2) use variance, and bulk variance approvals, permit a combined gasoline service station, 7-11 convenience store, and car wash, as well as related signage, parking and other improvements, on the property. The protections afforded by the minor subdivision are set to expire on June 30, 2017. The requested one-year extension will extend the vested approval of the minor subdivision approval to June 30, 2018.

continued.....

6. ***APPLICATIONS:**

b) **ZB17-02**

Bala Muthuswamy & Revathi Sankaran

“c” Bulk & “d” Use Variances

454 Cranbury Rd.

Block 20, Lot 24

Property Zoned: R-1/C District

MLUL: 10/31/2017

The Applicants request variances for replacement of the main house at 454 Cranbury Road in the R-1/C zone. The Applicants propose to demolish one of two existing small homes on their lot and construct a new home in its place. The rear existing small home will remain. Bulk variances are requested for pre-existing nonconforming lot area and lot width and a use variance to permit two homes to remain on the lot. A bulk variance is also sought to allow one of the side yards for the new home to be 15 feet where 20 feet is required.

7. **CLOSED SESSION**

(If needed)

8. **ADJOURNMENT**

*Indicates formal action may be taken

Susan Abbey, Chair
Curtis Hoberman, Vice Chair