



MUNICIPALITY ^{of} PRINCETON

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MEMORANDUM

To: Princeton Mayor and Council
From: Justin Lesko, AICP, PP – Planning Director *JL*
Date: July 9th, 2026
Subject: Resolution for 344 Nassau Request for Reduction of Affordable Bedrooms

On February 11, 2026, the Zoning Board of Adjustment approved a site plan application to allow the construction of a 10-unit apartment building, including two designated affordable apartments, at 344 Nassau Street. Condition 5 of the approval (attached) states, “The applicant shall obtain approval from the Princeton municipal governing body in order to provide two two-bedroom affordable housing units rather than one 2-bedroom and one 3-bedroom affordable unit.” The applicant, Daniel Barsky, through his attorney, Christopher Tarr, has formally requested this approval from the governing body in his attached memo.

The approved site plan application utilizes the Affordable Housing Overlay-2 (AHO-2) adopted by the Municipality in 2020 as a mechanism to fulfill its state-imposed Third Round affordable housing requirements. An initial proposal for the site was applied for in 2023, then modified by the applicant after a negative response from the Historic Preservation Commission and an organized effort by a neighborhood group, Save Jugtown. Mr. Barsky redesigned the application after consultation with the neighbors, reducing its size and number of units (15 to 10) and separating the new construction from the historic Horner House building on the site. This new application was received in 2025, earned a recommendation of approval from the Historic Preservation Commission later that year, and was heard in consecutive months at the ZBA in 2026.

While this application was being developed and making its way through the municipal land use process, the state’s Uniform Housing Affordability Controls (UHAC), which govern designated affordable units, changed not once but twice; the UHAC rules in place for the previous two decades were replaced with temporary ones in December 2024, and once these expired a year later, new permanent rules were adopted. The Fourth Round Affordable Housing legislation then required municipalities to adopt rules reflective of UHAC by a March 15, 2026 deadline. Council adopted Ordinance #2026-15 on March 9, 2026 to do this. Within that ordinance, Section T10B-336(e)(4)(e), regarding the affordable bedroom distribution in new construction was added and states: “At least 20% of all low- and moderate-income units, rounded up shall be three-bedroom units. A developer may request from the governing body a waiver of the requirement to round up, upon demonstration that strict adherence to this requirement would cause undue hardship or would be site-infeasible.”

In his letter, Mr. Tarr demonstrates how the unique conditions of the site - in Jugtown, at the intersection of Nassau and North Harrison streets, with the historic Horner House on the parcel - as well as the particulars of the approved development - requiring a balancing of the AHO-2 parameters and negotiation with the neighbors - support the granting of this request to allow for two 2-bedroom affordable units in this building. Staff agrees and also notes that the Municipality currently has a surplus of designated affordable 3-bedroom units, and this request would not imperil the municipal balance.

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July 7, 2026

VIA E-MAIL

Mr. Justin Lesko, AICP, PP
Planning Director
Municipality of Princeton
400 Witherspoon Street
Princeton, Nj 08540

Re: **344 Nassau Street**
Request for Reduction of Affordable Bedrooms

Dear Justin:

As you know, Daniel Barsky received approval from the Zoning Board in February to build a small, 10-unit apartment building at 344 Nassau Street. All of the units are proposed to have two bedrooms and two of those units are to be affordable. A two-bedroom affordable unit was placed on the first floor so as to meet accessibility standards, but the Board conditioned its approval such that the other affordable unit must be upstairs.

The Zoning Board did not have the authority to permit both affordable units to contain two bedrooms rather than have one two-bedroom and one three-bedroom. By ordinance, that approval must come from the governing body and Mr. Barsky seeks it here.

344 Nassau Street is located in the AHO-2 affordable housing overlay zone. It is also located in the Jugtown Historic District and contains the Horner House, believed to be one of the oldest homes in Princeton. In 2023, Mr. Barsky applied for a much larger building on the site. That bigger building complied with the bulk standards of the AHO-2 overlay. However, it met with significant neighborhood objections and "Save Jugtown" lawn signs sprang up.

Over the next couple of years, Daniel worked with his neighbors. He reduced the size of the building and completely detached it from the historic building. He has received considerable praise for working with his neighbors and the town rather than fighting with them.

Indeed, the building which Save Jugtown, the Historic Preservation Commission and the Zoning Board approved was considerably smaller. The chart below was prepared by the Municipality's staff:

PENNSYLVANIA | NEW JERSEY | DELAWARE | NEW YORK | RHODE ISLAND | FLORIDA

A PA Professional Corporation, Thomas B. Lewis, NJ Managing Attorney

Stevens & Lee

Mr. Justin Lesko, AICP, PP

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	Original Application	Revised Application
Building size	15,000+ sq. ft.	10,200 sq. ft.
Building height	44.9 feet	37.4 feet
Stories	4 stories	3 stories
Setback from Harrison	0 feet	5 feet
Setback from rear	15 feet	10 feet
Number of Apartments	15	10
Parking spaces	15	7

Importantly, the original building included an elevator, whereas the revised building does not. Note, too, that the number of parking spaces was cut by more than half.

While Daniel was working with his neighbors to shrink the building, in December 2024 the New Jersey Housing and Mortgage Finance Agency issued new rules regarding affordable units (commonly called the “UHAC Rules”), which he complied with.

This spring Princeton adopted a new affordable housing ordinance which says:

“At least 20% of all low- and moderate-income units, rounded up shall be three-bedroom units. A developer may request from the governing body a waiver of the requirement to round up, upon demonstration that strict adherence to this requirement would cause undue hardship or would be site-infeasible.”

“Undue hardship” is not defined in the new ordinance, but our Supreme Court tells us that “the correct focus must be on whether the strict enforcement of the ordinance would cause undue hardship because of the unique or *exceptional conditions of the specific property*”.

We believe that the specific property conditions at 344 Nassau Street are exceptional. It contains what is believed to be one of the oldest buildings in Princeton. As noted above, Daniel’s original application complied with the AHO-2 bulk standards but towered over the Horner House. Working with his neighbors and the town, he agreed to dramatically reduce the building.

The revised proposal required seven separate bulk and use variances, virtually all of which involved squeezing the new building onto the property in a way which satisfied the neighbors, the HPC and the Zoning Board. But in making the building much smaller, it cannot reasonably be changed to include a three-bedroom unit where all ten units were designed to be two-bedroom units.

Stevens & Lee

Mr. Justin Lesko, AICP, PP

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Given the unique circumstances here, including a lot of compromises and work with his neighbors and the Municipality, Daniel Barsky ought to be permitted to construct the approved building with two two-bedroom affordable units.

Very truly yours,

STEVENS & LEE



Christopher S. Tarr

CST

**PRINCETON ZONING BOARD OF ADJUSTMENT
COUNTY OF MERCER**

**344 Nassau Street- 344 Nassau LLC, Owner and Applicant
Preliminary and Final Major Site Development with Variances and
Design Waiver
Block 32.01, Lot 214
File No. Z25-651**

**FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION GRANTING
PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH
VARIANCES AND DESIGN WAIVER**

WHEREAS, the Applicant, 344 Nassau LLC has submitted an application seeking preliminary and final major site plan approval with use variances and bulk variances and design waiver pursuant to *N.J.S.A.* 40A: 55D-70 (c) and (d) and Sections B17A-417 through B17A-420 and Division 6 of the former Borough of Princeton Land Use Code to construct a detached residential 10-unit structure on the northeast corner of Nassau and Harrison Street in the existing parking lot of property located at 344 Nassau Street Princeton, New Jersey (being Block 32.01, Lot 214 on the Princeton Tax Map), in the AHO-2 zoning district (“the Property”); and

WHEREAS, the Board held public hearings on the application on January 14, 2026, and February 11, 2026; and

WHEREAS, the Applicant has complied with the notification and publication requirements of the Municipal Land Use Law. All property taxes due and owing for the subject property are paid in full as are the current professional fees/escrow account in connection with the within application; and

WHEREAS, the Applicant was represented by Christopher Tarr, Esq., Stevens & Lee; and

WHEREAS, the Board reviewed and considered the testimony of the following witnesses, the application and plans and exhibits presented at the hearings:

Applicant’s Testimony and Exhibits.

Testimony was provided by Daniel Barsky, managing member, 344 Nassau LLC, Georges Jacquemart, PE, AICP, PP, Creigh Rahenkampf, PP, AICP, Marina Rubina and James Chmielak, PE, PP

The Applicant placed the following exhibits into evidence: A-1 – PowerPoint slide presentation consisting of 54 slides containing history of the site and existing building, aerial photos of the site, photos of existing building, photos of surrounding properties, elevations and rear (parking lot), proposed site layout, zoning map, original 2024 Historic Preservation Commission (HPC)

proposal, 2025 revised HPC proposal, revised project design, floor plans, elevations, site traffic circulation landscaping, existing conditions, proposed site plan, drainage plan, lighting plan, estimated parking demand, parking variances, proposed parking space locations, required variances, Applicant responses to staff zoning/engineering review memo, Applicant responses to staff planner memo and landscape architect memo, location of affordable housing units, proposed trash removal, bicycle rack detail, proposed walkways.

A-2 - PowerPoint slide presentation of 34 slides containing colorized site plan, streetscape elevations, building diagrams, fencing alternates, parking requirements, variance requirements, distance between buildings, parking leases, walkway exhibit, Weichert access easement, additional responses to staff requests for information, planning testimony.

Testimony of Daniel Barsky

Daniel Barsky provided testimony on behalf of the Applicant. Mr. Barsky testified that he is the managing member of the Applicant entity.

Mr. Barsky provided testimony regarding the Applicant's Exhibits A-1 and A-2. He described the history of the existing building on the site, explaining that the existing building, known as The Horner House, has portions dating back to the mid 1700's. Mr. Barsky testified that the Applicant had originally proposed to partially demolish the Horner House and construct a four story building with 15 apartment with a zero setback from the property line on Harrison Street. He advised that the original project, which was filed with the Princeton Planning Board, did not require variance relief. Mr. Barsky further testified that the project was changed in order to address concerns raised by the Princeton Historic Preservation Commission and by Save Jugtown, a local citizens group, organized to oppose the original project. Mr. Barsky testified that the current project, which requires variance relief from the Zoning Board, will preserve Horner House and proposes construction of a three-story multi-family residential building with ten apartments, of which two will be affordable. He advised that the massing of current project is compatible with the historic district guidelines and that the project has incorporated the adjustments proposed by Save Jugtown. In addition, Mr. Barsky noted that the proposed multi-family residential building will now be located five feet from the property line on Harrison Street.

Mr. Barsky further testified that the on-site parking will be reduced from 15 on-site spaces to seven actual parking spaces. He confirmed that he has arranged for off-site parking spaces for tenants, as referenced in the parking leases which are part of Exhibits A-1 and 2. Mr. Barsky noted that the anticipated rents for the Property will reflect the fact that on-site parking is very limited. Mr. Barsky reviewed the proposed bicycle detail, roof plan layout, and confirmed that he will install solar-ready conduit for future solar panels during construction of the building. Mr. Barsky advised that a private hauler with a small pick-up truck will handle trash removal. Mr. Barsky further reviewed the staff review memos and orally provided the additional information requested by staff. He confirmed that the Applicant would comply with the staff review memos as follows:

Review memo dated January 9, 2026, prepared by Justin Lesko, PP, AICP and Nathan Foote, PP, AICP, as supplemented by memo dated February 11, 2026, by Messrs. Lesko and Foote: Items # 4, 6, 10, 15, 16-19.

Review memo dated November 15, 2026, prepared by Derek Bridger, Zoning Officer and James J. Purcell, P.E., Acting Land Use Engineer: Items # 4e (2-4), h (1-6), i (1-3), j (1).

Review memo dated December 17, 2025, from the Princeton Environmental Commission: EV charging stations must be installed, use rapidly-renewable materials, plumbing fixtures should have a WaterSenseLabel, use best practices in providing E-Bike stations concrete to be recycled - and will investigate the following items: Use bird friendly glass or film, use locally sourced wood, install interior solar shades, install rooftop patio, install energy recovery ventilator.

Review memo dated January 13, 2026, from Julie Cappozoli, Chairman, Princeton Historic Commission: All recommendations.

Review memo prepared by Daniel Dobromilsky, L.L.A., P.P., L.T.E.: All recommendations with the exception of removal of the tree behind 350 Nassau Street which Mr. Barsky advised is not on the Property.

Review Letter prepared by Victor Anoskie, P.E., Bowman Engineering, dated November 12, 2025: Items 4, 10

In response to Board questions and concerns regarding the location of the affordable units, Mr. Barsky advised that one affordable unit would be located on the ground floor, close to Harrison Street, away from the garbage dumpsters and will be ADA accessible. Mr. Barsky further testified that the Applicant would prefer to provide two affordable two-bedroom units rather than one two-bedroom and one three-bedroom unit. He explained that all other units in the building will be two-bedroom units which he believes allows the most appropriate layout for the building. In addition, Mr. Barsky agreed to reserve one on-site parking space for each affordable unit with the remainder of the parking spaces to be assigned by the Applicant. Mr. Barsky also presented options for off-site parking sites which might provide parking spaces for his anticipated tenants to park. He noted that Bank of America has a large number of unused parking spaces within two blocks of the Property but that the Bank would not commit to a parking lease until he received all necessary approvals for the project.

Testimony of James Chmielak, P.E.

James Chmielak, P.E. testified on behalf of the Applicant as the project civil engineer. He advised that he is a licensed professional engineer in the State of New Jersey, and that his license is in good standing. Mr. Chmielak has previously been accepted as an expert witness in civil engineering by the Board and the Board agreed to again so accept him.

Mr. Chmielak, testified regarding the Applicant's exhibits, particularly with respect to site layout and parking, grading, drainage and landscaping. Mr. Chmielak testified that the applicable zoning standards require 5.5 residential parking spaces, 13.6 office parking spaces for a total of 19.1 spaces. He confirmed that the Property currently contains 15 parking spaces and that the Applicant proposes to provide seven actual on-site parking spaces which would include a new accessible parking stall, two EVSE spaces equipped with electric vehicle charging, and two compact spaces. Mr. Chmielak explained that the Applicant would receive credit for nine parking spaces pursuant to N.J.S.A. 40:55D-66.20 because it was providing two EVSE spaces.

Mr. Chmielak further testified that the Applicant seeks variance relief for the percentage of compact parking spaces due to limited on-site space and proposes to provide 25% of the total parking spaces as compact spaces in deviation from the zone standard of 15%.

He confirmed that the proposed sidewalks on North Harrison Street and Nassau Street will be five feet in width in accordance with the zone standards.

Mr. Chmielak advised that the existing building will not be modified and opined that the viewscape of the existing building along Nassau Street will be retained. In response to Board questions, he advised that the proposed site plan will not provide sufficient space on the boundary with the adjacent medical building to maintain landscape buffering. Instead, Mr. Chmielak testified that the Applicant proposes a privacy fence and presented several options for the Board's consideration. He noted that Applicant favors the 6-foot black painted aluminum picket fence which was recommended by Save Jugtown. In addition, Mr. Chmielak confirmed that the Applicant will apply the current standards for drywells. In addition, he testified that runoff from the parking lot is being reduced because the parking lot will be under the building and is not directed toward the drywell. In addition, runoff from the trash enclosure area will not be discharged directly to the drywell and will be treated prior to discharge to the municipal stormwater system to remove contaminants and sediment – the catch basin will include a sump and the operations and maintenance manual will provide instructions on cleaning the catch basin. Mr. Chmielak further testified that the roof runoff will be pretreated by leaf screens, first flush diverters or roof washers pursuant to the NJDEP Best Management Practices Manual. He advised that the Applicant does not believe that a connection to the municipal storm sewer is necessary because the proposed storm water treatment will result in a net increase in water quality. In addition, Mr. Chmielak advised that such a connection would require approval from the New Jersey Department of Transportation because the connection would need to go through Nassau Street, which would impose an unfair burden on the Applicant.

Testimony of Marina Rubina

Marina Rubina testified on behalf of the Applicant. She testified that she is a licensed architect and professional planner in the State of New Jersey and that her licenses are current. Ms. Rubina advised that she serves as architect of record for the proposed project. Ms. Rubina has previously been accepted by the Board as an expert witness in architecture and the Board agreed to again so accept her. Ms. Rubina testified that the existing building will remain untouched and that its foundation will also be unaffected by the proposed project. In response to Board questions, she explained that the new building will have a central staircase with four residential units per floor. She opined that the staircase will be of sufficient width to allow residents to carry their bicycles upstairs to their units if they wish.

Testimony of Georges Jacquemart, PE, AICP, PP

Georges Jacquemart testified on behalf of the Applicant. He testified that he is a licensed professional engineer and professional planner in the State of New Jersey and a member of the American Institute of Certified Planners. Mr. Jacquemart advised that he has previously been accepted as an expert witness in traffic planning and engineering by numerous land use boards in New Jersey, including the Princeton Zoning Board of Adjustment. The Board agreed to accept

Mr. Jacquemart as an expert witness in traffic planning and engineering.

Mr. Jacquemart confirmed that the parking spaces will largely be covered by the new building which will prevent larger vehicles from entering the site. Accordingly, he advised that he provided anticipated turning movements only for passenger vehicles. Mr. Jacquemart opined that the proposed drive aisle width of 20 feet will be sufficient to allow adequate maneuverability and circulation for the site rather than the zone standard of 24 feet.

In response to Board questions, Mr. Jacquemart confirmed that the Weichert Realtors access easement will be honored by the Applicant, although the accessway may become narrower. Mr. Jacquemart further testified that seven on-site parking spaces will be provided and that additional leased off-site parking for commercial tenants will be sought by the Applicant. He opined that the zone standard for office space parking is excessive and that the Applicant's proposed parking plan is practical. Mr. Jacquemart further testified that the Applicant would handle deliveries and moving van access through logistical management requirements which will be communicated to all tenants to allow for prior notice and scheduling.

Testimony of Creigh Rahenkampf, PP, AICP

Creigh Rahenkampf, PP, AICP, testified on behalf of the Applicant. Mr. Rahenkampf testified that he is a licensed planner in the State of New Jersey and a member of the American Institute of Certified Planners. Mr. Rahenkampf advised that he has been accepted as an expert witness in land use planning by numerous municipal boards and courts. The Board agreed to accept Mr. Rahenkampf as an expert witness in land use planning.

Mr. Rahenkampf opined that the requested D (1) variances meet the criteria for approval. He believes that the purpose of the AHO-2 overlay zone is to allow for the retention of historic buildings while allowing for generation of affordable units. Mr. Rahenkampf believes that allowing nonresidential use throughout the entire existing building and residential use on the ground floor of the proposed multi-family building will not affect the Nassau Street streetscape.

In response to Board questions regarding the minimal on-site parking proposed by the Applicant, Mr. Rahenkampf opined that current planning trends allow development to be approved with no parking in recognition of the fact some people have no cars. He acknowledged that future tenants who choose to live or have an office on the Property will be those who don't need on-site parking.

With respect to the requested bulk variances, he advised that the variances are largely the result of the Applicant's preservation of the existing historic Horner House. He opined that but for the preservation of Horner House, the Applicant would have been able to present a variance-free application to the Planning Board. Mr. Rahenkampf opined that, based on all the testimony placed on the record by the Applicant, the use and bulk variance relief will promote the purposes of zoning as set forth in *N.J.S.A. 40:55D-2* by preserving an existing historic structure, providing affordable housing, promoting a desirable visual environment and promoting efficient use of the property and that there are no substantial negative impacts on the zone plan or surrounding neighborhood in light of the preservation of Horner House and the Nassau Street street scape.

BOARD TESTIMONY AND EXHIBITS

Exhibit ZB-1: Overhead view of Property.

Exhibit ZB-2: Review memo dated January 9, 2026, prepared by Justin Lesko, PP, AICP and Nathan Foote, PP, AICP, as supplemented by memo dated February 11, 2026, by Messrs. Lesko and Foote.

Exhibit ZB-3: Review memo dated November 15, 2026, prepared by Derek Bridger, Zoning Officer and James J. Purcell, P.E., Acting Land Use Engineer

Exhibit ZB-4: Review memo dated December 17, 2025, from the Princeton Environmental Commission

Exhibit ZB-5: Review memo dated January 13, 2026, from Julie Cappozoli, Chairman, Princeton Historic Commission.

Exhibit ZB-6: Review memo prepared by Daniel Dobromilsky, L.L.A., P.P., L.T.E.

Exhibit ZB-7: Review Letter prepared by Victor Anoskie, P.E., Bowman Engineering, dated November 12, 2025.

Summary- Board Witnesses

Testimony of Nathan Foote, PP, AICP

Mr. Foote testified regarding the joint memo dated January 6, 2026, prepared by Messrs. Lesko and Foote. Mr. Foote advised that the Applicant is seeking preliminary and final major site plan approval along with bulk and d(1) use variances for construction of a detached residential ten-unit structure, including two designated affordable units, in what is now the existing parking lot of 344 Nassau Street, north of the existing historic building at the northeast corner of Nassau and Harrison Streets.

Mr. Foote testified that the subject parcel is a 0.255-acre lot on the northeast corner of Nassau Street (State Route 27) and North Harrison Street and is located at the easternmost edge of the locally designated Jugtown Historic District. He explained that adjacent properties include office uses in historic buildings in the historic district to the west across North Harrison Street, to the south across Nassau Street and diagonally across the intersection.

Mr. Foote advised that the Property is located in the Neighborhood Business (NB-B) zoning district of the former Borough as well as in the AHO-2 overlay. He noted that all of the adjacent properties are located in the AHO-2 with the properties to the immediate east and south in the NB-B and all others in the Residence-Office (RO-B) zoning district of the former Borough.

Mr. Foote explained that a two-story building currently occupied with office uses is located on the site which fronts Nassau Street with a 15-space parking lot in the rear, accessed from North Harrison Street. He noted that portions of the building date back to the eighteenth and nineteenth centuries. By way of background, Mr. Foote advised that the Jugtown Historic Preservation District was created in 1985 and the Historic Preservation Review Committee in the former Borough was created in 1986. He noted that the Jugtown Historic District is also on New Jersey and National Register of Historic Places and the King's Highway Historic District of those registers runs along the 66-foot-wide right-of-way along Nassau Street, including the front portion of this property.

Mr. Foote testified that automobiles access the site from North Harrison Street, and that currently no left turns are allowed out of the lot. He advised that the current 15 on-site parking spaces are reserved and marked with numbers, except for two marked for “Visitors Only” and that there are currently no ADA accessible spaces. Mr. Foote testified that he made several site visits to the Property and observed very few cars in the parking lot, which was confirmed through aerial images. Mr. Foote further testified that employees of the adjacent Weichert Realtors access their five-car parking lot through the Property.

Mr. Foote further testified that sidewalks can be found along the site on Nassau Street and North Harrison Street with the North Harrison Street sidewalks reaching the curb and are further narrowed by two utility poles within them. He explained that the Nassau Street sidewalks include a green-space buffer between their edge and the curb and that two walkways extend through a green lawn from the Nassau Street sidewalk to two front building entrances. Mr. Foote advised that there are plantings and two mature trees within this lawn and that additional plantings are located along the exterior perimeters of the lot, including within a small buffer to the medical office to the north. He noted that this buffer includes a wooden fence closest to North Harrison Street and a chain link fence further along and that a stone wall can be found in front of portion of the chain link fence.

Mr. Foote advised that public transportation is available near the Property through the NJ Transit 606 bus stop on Nassau Street to the west of this site and the free Municipality of Princeton Muni Bus which runs a similar route and stops when the bus is flagged and the nearest marked stop is located at Spruce Circle on North Harrison Street.

Mr. Foote referenced the affordable housing discussion in Board Exhibit ZB-3 and noted that project relies upon standards of the AHO-2 zone which was established to incentivize redevelopment consisting of multi-family residential uses, with an affordable housing set-aside and ground-level retail, service, commercial and office uses to support the existing development pattern of Nassau Street. He advised that the AHO-2 zone requires that the Property retain the existing historic building pursuant to Section B17A-417 of the municipal land use code in order to utilize the AH-2 standards.

Mr. Foote referenced Exhibit ZB-3 for a detailed description of the required project variances. He also reviewed various aspects of the site plan, including the proposed parking, landscaping as well as staff comments regarding parking and circulation. Mr. Foote deferred to the Historic Preservation Commission comments regarding the massing and appearance of the proposed building.

Testimony of Justin Lesko, PP, AICP

Mr. Lesko testified referencing Exhibit ZB-2, particularly the supplemental planning memo dated February 11, 2026. Mr. Lesko advised that the AHO-2 overlay zone was created during the third round of affordable housing obligations to create affordable housing. He noted that the municipality is in the process of amending various ordinances in connection with its fourth-round affordable housing obligations. Mr. Lesko noted that an adjacent property (Whole Earth site) is being rezoned for mixed use, including affordable housing, and that new parking requirements have been created rather than relying on the underlying zone

requirements. As a result, he advised that the commercial parking requirement has been greatly reduced. Mr. Lesko commended the Applicant for exceeding the UHAC square footage standards for the proposed two two-bedroom affordable units.

Mr. Lesko further testified that the AHO-2 zoning overlay was created in the third round of affordable housing obligations to encourage development of affordable units. However, he noted that in the six years since its adoption, the subject application is the first one to be filed under that zoning. Mr. Lesko opined that the difficulty lies with the requirement that the underlying zone parking be used and he agrees that a reduced parking requirement will facilitate development of the site.

Testimony of Derek Bridger

Derek Bridger, Princeton Zoning Officer, provided testimony regarding his joint memorandum prepared by Mr. Bridger and James J. Purcell, PE, Acting Princeton Land Use Engineer, dated November 15, 2026 (“Bridger/Purcell Joint Memorandum”). Mr. Bridger reviewed the Applicant’s application, advising that the Applicant proposes a +- 10,200 sf. detached three-story residential building to be constructed on the parking lot to the north of the existing building at 344 Nassau. The building will contain ten (10) two-bedroom units, two (2) of which will be affordable and accessible along with seven (7) surface parking spaces including two EV spaces, and exterior bike storage. He noted that the second and third floors will each contain four (4) two-bedroom units. Mr. Bridger confirmed that no exterior or interior changes are proposed to the existing building at 344 Nassau Street. He advised that the project is listed in the Municipality’s approved fourth round affordable housing plan.

Mr. Bridger further testified that the proposed project utilizes the provisions of the AHO-2 zoning district and is subject to the use and bulk standards in Sections B17A-417 through B17A-420 and Division 6 of the former Borough of Princeton Land Use Code. The project requires two use variances pursuant to N.J.S.A.40:55-70 (d) 1 and several bulk variances. Mr. Bridger reviewed the required variances and design waiver as follows:

USE VARIANCES

The AHO2 affordable housing overlay zone section B17A-418 (a) requires that uses in the floor above the ground floor be restricted to multi-family residences. The existing building will maintain the existing office use. A use variance pursuant to N.J.S.A.40:55-70(d) 1 is required to permit a use that is not permitted. The AHO2 affordable housing overlay zone section B17A-418 (b) limits the uses on the ground floor to retail sales and services, office use and restaurants. The proposed building contains the two affordable units on the ground floor. A use variance pursuant to N.J.S.A.40:55-70(d) 1 is required to permit a use that is not permitted.

BULK VARIANCES

Side Yard Setback- Section B17A-420 (a) (2) does not require a side yard setback, however if one is provided it must be a minimum of ten (10) feet. The proposed setback along Harrison Street is five (5) feet.

Rear Yard Setback- Section B17A-420 (a) (3) requires a minimum rear yard setback of fifteen (15) feet. The proposed rear setback is ten (10) feet.

Required Parking Spaces- The AHO-2 Section B17A-420 (f) (1)(b) requires 1.1 parking spaces for each unit after the first five residential units. The first five residential units are exempt from parking requirements. The parking requirement for the office use in the existing building is subject to the parking requirement in the underlying zone.

Required Residential parking- 5 units at 1.1 space per unit – 5.5 spaces Required Office parking13.6 spaces.

Total Required Parking 19.1 spaces

Seven (7) spaces are provided onsite, two (2) of which are EV charging stations, which results in two (2) space credit for a total of nine (9) spaces provided on-site. Variance relief is requested.

Percentage of Compact Parking Spaces- Section B17A-387(f)(1) permits compact parking in lots of 100 cars or less but limits the percentage of compact spaces to 15%. The applicant is proposing two of the eight parking spaces or 25% of the total to be compact spaces. Variance relief is requested.

Parking Setback- Section B17A-387(c) requires parking spaces to be set back a minimum of four feet from the property line. All of the parking spaces are located within a foot of the property line. Variance relief is requested.

Distance Between Buildings on the Same Lot- B17A-382 requires a minimum of ten feet between buildings on the same lot. The proposed distance between the buildings varies with a minimum of five (5) feet, a maximum of ten (10) feet, and general distance of eight (8) feet. Variance relief is required.

Design Waiver- Section B17A-203 requires drive aisles in a parking lot to be a minimum of 24 ft. The proposed drive aisle is 20 ft. is proposed. A waiver is requested.

Mr. Bridger further testified regarding the proposed affordable bedroom distribution. He advised that the proposed project is subject to AHO2 Affordable Housing Overlay Zone. In addition, Mr. Bridger explained that the project is also subject to Section B17A-410 (c), which regulates the affordable dwelling bedroom distribution in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable laws.

However, Mr. Bridger further testified that the municipal Affordable Housing Ordinance, Section T10B-340, also regulates bedroom distribution. He noted that this section is not located in the Zoning Section of the code but rather was placed in Division 2 of the Municipal Land Use Ordinance. Mr. Bridger focused particularly on subsection (a)(5) as follows:

T10B-340 New Construction.

[Added 6-29-2020 by Ord. No. 2020-15; amended 12-21-2021 by Ord. No. 2021-34]

(a) Low/M Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:

(5) Affordable developments that are not age-restricted shall be structured in conjunction

with realistic market demands such that:

- a.** The combined number of efficiency and one-bedroom units shall be no greater than 20% of the total very-low-, low- and moderate-income units;
- b.** At least 30% of all very-low-, low- and moderate-income units shall be two-bedroom units;
- c.** At least 20% of all very-low-, low- and moderate-income units shall be three-bedroom units; and
- d.** The remaining units may be allocated among two- and three-bedroom units at the discretion of the developer.

Mr. Bridger testified that in accordance with this section the required affordable housing set aside for this project would be one two-bedroom and one three-bedroom unit, not two two-bedroom units as proposed by the Applicant. He explained that the Applicant is relying on N.J.A.C. 5:80-26.4(b) which permits the rounding up or down to the nearest whole number in either direction when calculating bedroom distribution in an inclusionary affordable project and under that analysis, the Applicant would not be required to provide a three-bedroom unit. Mr. Bridger further testified that deviation from the municipal affordable housing requirement for a three-bedroom unit could result in a deficiency of three-bedroom affordable housing units in the municipality's overall affordable housing plan.

Mr. Bridger reviewed the memo provided by the Princeton Environmental Commission dated December 17, 2025, providing recommendations regarding the proposed project. He also confirmed that the municipal Fire Marshall has advised that he has no issues with the application.

Mr. Bridger reviewed the applicable criteria for granting the requested variance relief for the proposed project. In addition, Mr. Bridger reviewed the site plan criteria, pursuant to Sections T10B-226 (a) through (p) of the Princeton Land Use Code with request to ecological considerations, landscape, relation of proposed structures to the environment, scenic historic, archaeological and landmark site, surface water drainage, driveway connections to public streets, traffic effects, pedestrian bicycle safety, on-site parking and circulation, utility services, disposal of wastes, noise, advertising features, water way corridors, special features, and special technological features.

Testimony of David Schure

Mr. Schure, Vice Chair, Historic Preservation Commission, presented the memorandum dated January 13, 2026, from the Historic Preservation Commission (HPC) to the Zoning Board. He advised that the HPC supports the current project with the following recommendations: (1) Comply with technical comments from the Historic Preservation Officer set forth in the memo dated November 16, 2025; (2) Revise the plans to delineate the preservation area to include the area from front property line to the back edge of walkway. The walkway is to be included in the preservation area with understanding that the walkway will be improved to modern safety standards and the landscaping is subject to site plan approval by the Board; (3) Revise the plans to provide details for the following: Lobby entry canopy, exterior wall treatment for the ground floor of the proposed building, and concrete curb planter walls along the driveway; (4) Revise the plans to select an alternate tree to the Washington Hawthorne in consultation with the Historic Preservation Officer; (5) Require developer to conduct ground penetrating radar survey prior to

ground disturbance and abide by applicable archeological protocol if anything of significance is discovered; (6) Revise the plans to reflect that the color of the proposed building will be the same as the existing structure.

Testimony of James J. Purcell, Acting Land Use Engineer

Mr. Purcell noted that the municipality anticipates installing a median on Harrison Street which would make it physically impossible to turn left onto Harrison Street from the Property or to turn left from Harrison Street into the Property. He also advised that the Applicant will need to provide staff with a copy of a written agreement with the owner of the adjacent medical building, consenting to the removal of the existing fence along their common boundary and installation of a new fence on that boundary.

Testimony of Victor Anosike, PE, Bowman Engineering

Mr. Anosike, the municipal traffic engineering consultant, testified regarding his memorandum to the Board staff dated November 12, 2025. He advised that he made a site visit to the Property and observed that nine (9) parking spaces out of the 15 spaces reserved for the office tenants/visitors were occupied throughout a 3-hour duration and that there were approximately two (2) turnovers (visitors) per hour within the four unoccupied spaces. Mr. Anosike opined that this relatively high occupancy rate suggests a sustainable parking demand for the existing office businesses. He advised that the provision of alternative parking for the office building would help to minimize the adverse impact of the proposed elimination of its existing parking provisions and recommended that this provision be made as a condition of site plan approval.

Comments by Board Attorney

The Board Attorney noted that in New Jersey, there are periodic cycles during which municipalities are required to fulfill their obligations to provide affordable housing. She advised that the current cycle is the fourth round which covers the period from 2025 to 2035. In addition, she explained that the New Jersey Uniform Housing Affordability Controls (UHAC) govern the administration and affordability of income-restricted housing units in the State and that the UHAC rules are revised and updated periodically in conjunction with housing cycles. She opined that a reasonable reading of the UHAC rules governing the fourth round is that a housing project must be variance free in order to take advantage of rules from a prior round (N.J.A.C. 5:80-26.2). Accordingly, she advised that the Applicant must comply with the fourth round UHAC rules which require, among other standards, that affordable housing units meet certain size requirements.

The Board Attorney further opined that because the municipal Affordable Housing Ordinance, Section T10B-340, which regulates bedroom distribution, is not located in the Zoning Section of the code but rather was placed in Division 2 of the Municipal Land Use Ordinance, the Board does not have jurisdiction to grant a waiver or variance from a deviation of the municipal requirements. For that reason, she advised that approval for a deviation from the municipal requirement for a three-bedroom affordable unit should be left to the Princeton Municipal

governing body and made a condition of any Board approval.

Summary of Public Comment. The application was opened to the public for comment on all hearing dates and the following members of the public provided comment which was considered by the Board:

Don Denny, 375 Nassau Street, testified in support of the project. He advised that he is a founding member of Save Jugtown and wants to preserve the historic character of the neighborhood. Mr. Denny noted that Save Jugtown objected to the original project but finds the current plan acceptable due to the reduced scale and preservation of Horner House.

Clifford Zink, 54 Aiken Avenue, testified in support of the project. He referenced the history of Horner House and opined that the municipality should not have added historic properties to the AHO-2 overlay zoning as the uses are not consistent. Mr. Zink advised that Save Jugtown had proposed the current project design to the Applicant and that he now supports the project.

Cathy Knight, Nassau Street, testified in support of the project. Ms. Knight advised that she is a member of Save Jugtown. She provided three slides for the Board's review depicting a proposed 16-foot black painted aluminum fence for the boundary with the adjoining medical building, Juliet balconies and an articulated cornice line and cornice caps at the roof line at the west elevation for the proposed building. Ms. Knight advised that the Applicant has accepted these suggestions.

Earlene Concilla, 100 Albert Way, testified that the lack of building elevators may prevent the elderly and those with young children from moving into the building.

AND WHEREAS, based upon review of the foregoing testimony, exhibits, application, supporting documents and plans, the Board of Adjustment makes the following findings and conclusions:

(1) 344 Nassau LLC is the owner of located at 344 Nassau Street Princeton, New Jersey (being Block 32.01, Lot 214 on the Princeton Tax Map), in the AHO-2 zoning district ("the Property") and the Applicant in the within application.

(2) The Applicant has complied with the notification and publication requirements of the Municipal Land Use Law. All property taxes due and owing for the subject property are paid in full as are the current professional fees/escrow account in connection with the within application.

(3) The Applicant has submitted an application seeking preliminary and final major site plan approval with use variances and bulk variances and design waiver pursuant to *N.J.S.A.* 40A: 55D-70 (c) and (d) and Sections B17A-417 through B17A-420 and Division 6 of the former Borough of Princeton Land Use Code to construct a detached residential 10-unit structure on the northeast corner of Nassau and Harrison Street in the existing parking lot of Property.

(4) The subject parcel is a 0.255-acre lot on the northeast corner of Nassau Street (State Route 27) and North Harrison Street and is located at the easternmost edge of the locally designated Jugtown Historic District. Adjacent properties include office uses in historic buildings in the historic district to the west across North Harrison Street, to the south across Nassau Street and diagonally across the intersection. The Property is located in the Neighborhood Business (NB-B) zoning district of the former Borough as well as in the AHO-2 overlay zone. The proposed multi-family building will contain ten (10) two-bedroom units, two (2) of which will be affordable and accessible along with seven (7) surface parking spaces including two EV spaces, and exterior bike storage. The second and third floors will each contain four (4) two-bedroom units. No exterior or interior changes are proposed to the existing building at 344 Nassau Street. The project is listed in the Municipality's approved fourth round affordable housing plan.

Automobiles access the site from North Harrison Street, and currently no left turns are allowed out of the lot. The municipality anticipates installing a median which would prevent left turns into the Property from North Harrison Street and left turns out of the Property onto Harrison Street. There are currently 15 on-site parking spaces reserved and marked with numbers, except for two marked for "Visitors Only" and that there are currently no ADA accessible spaces. The adjacent Weichert Realtors holds an easement across the Property's parking lot for access to their five-car parking lot.

Public transportation is available to the Property through the NJ Transit 606 bus stop on Nassau Street to the west of this site and the free Municipality of Princeton Muni Bus which runs a similar route and stops when the bus is flagged. The nearest marked stop for the Muni Bus is located at Spruce Circle on North Harrison Street.

(5) The proposed project requires the following variances:

USE VARIANCES

The AHO2 affordable housing overlay zone section B17A-418 (a) requires that uses in the floor above the ground floor be restricted to multi-family residences. The existing building will maintain the existing office use. A use variance pursuant to N.J.S.A.40:55-70(d) 1 is required to permit a use that is not permitted. The AHO2 affordable housing overlay zone section B17A-418 (b) limits the uses on the ground floor to retail sales and services, office use and restaurants. The proposed building contains the two affordable units on the ground floor. A use variance pursuant to N.J.S.A.40:55-70(d) 1 is required to permit a use that is not permitted.

BULK VARIANCES

Side Yard Setback- Section B17A-420 (a) (2) does not require a side yard setback, however if one is provided it must be a minimum of ten (10) feet. The proposed setback along Harrison Street is five (5) feet.

Rear Yard Setback- Section B17A-420 (a) (3) requires a minimum rear yard setback of fifteen (15) feet. The proposed rear setback is ten (10) feet.

Required Parking Spaces- The AHO-2 Section B17A-420 (f) (1)(b) requires 1.1 parking spaces

for each unit after the first five residential units. The first five residential units are exempt from parking requirements. The parking requirement for the office use in the existing building is subject to the parking requirement in the underlying zone.

Required Residential parking- 5 units at 1.1 space per unit – 5.5 spaces Required Office parking 13.6 spaces.

Total Required Parking 19.1 spaces

Seven (7) spaces are provided onsite, two (2) of which are EV charging stations, which results in two (2) space credit for a total of nine (9) spaces provided on-site. Variance relief is requested.

Percentage of Compact Parking Spaces- Section B17A-387(f)(1) permits compact parking in lots of 100 cars or less but limits the percentage of compact spaces to 15%. The applicant is proposing two of the eight parking spaces or 25% of the total to be compact spaces. Variance relief is requested.

Parking Setback- Section B17A-387(c) requires parking spaces to be set back a minimum of four feet from the property line. All of the parking spaces are located within a foot of the property line. Variance relief is requested.

Distance Between Buildings on the Same Lot- B17A-382 requires a minimum of ten feet between buildings on the same lot. The proposed distance between the buildings varies with a minimum of five (5) feet, a maximum of ten (10) feet, and general distance of eight (8) feet. Variance relief is required.

Design Waiver- Section B17A-203 requires drive aisles in a parking lot to be a minimum of 24 ft. The proposed drive aisle is 20 ft. is proposed. A waiver is requested.

(8) The Board has reviewed the comments and recommendations of the Board staff and consultants as set forth in the review memos prepared by Justin Lesko, PP, AICP and Nathan Foote, PP, AICP, dated January 9, 2026, as supplemented by memo dated February 11, 2026 by Messrs. Lesko and Foote; review memo dated November 15, 2026, prepared by Derek Bridger, Zoning Officer and James J. Purcell, P.E., Acting Land Use Engineer; review memo prepared by Daniel Dobromilsky, L.L.A., P.P., L.T.E. and review letter prepared by Victor Anoskie, P.E., Bowman Engineering, dated November 12, 2025. The Board finds that the Applicant has responded to the staff's requests for additional information regarding the project and will require the Applicant to comply with the following recommendations:

Review memo dated January 9, 2026, prepared by Justin Lesko, PP, AICP and Nathan Foote, PP, AICP, as supplemented by memo dated February 11, 2026, by Messrs. Lesko and Foote: Items # 4, 6, 10, 15, 16-19.

Review memo dated November 15, 2026, prepared by Derek Bridger, Zoning Officer and James J. Purcell, P.E., Acting Land Use Engineer: Items # 4e (2-4), h (1-6), i (1-3), j (1).

Review memo dated December 17, 2025, from the Princeton Environmental Commission: EV charging stations must be installed, use rapidly-renewable materials, plumbing fixtures should have a WaterSenseLabel, use best practices in providing E-Bike stations, concrete to be recycled and the Applicant will investigate the following items: Use bird friendly glass or film, use locally sourced wood, install interior solar shades, install rooftop patio, install energy recovery ventilator.

Review memo prepared by Daniel Dobromilsky, L.L.A., P.P., L.T.E.: All recommendations with the exception of removal of the tree behind 350 Nassau Street which Mr. Barsky advised is not on the Property.

Review Letter prepared by Victor Anoskie, P.E., Bowman Engineering, dated November 12, 2025: Items 4, 10

(9) The Board accepts and adopts the recommendations set forth in the review memo of the Historic Preservation Commission, dated January 13, 2026. The Applicant has agreed to comply with all the recommendations of the Historic Preservation Commission.

(10) The Board finds that the inclusion of two two-bedroom affordable housing units will be compatible with the size and layout of the proposed multi-family building and will allow the square footage of the units to exceed the UHAC requirements. However, in accordance with advice from the Board Attorney, the Board further finds that the municipal Affordable Housing Ordinance, Section T10B-340, which regulates bedroom distribution, is not located in the Zoning Section of the code but rather was placed in Division 2 of the Municipal Land Use Ordinance, the Board does not have jurisdiction to grant a waiver or variance from a deviation from the municipal requirements and that approval lies with the Princeton municipal governing body.

(11) The Board finds that the requested bulk variances are largely the result of the Applicant's preservation of the historic Horner House and the need to allow a distance between Horner House and the new building. The Board acknowledges that but for the preservation of Horner House, the Applicant would have been able to present a variance-free application before the Planning Board. The Board further finds that allowing nonresidential use throughout the Horner House will continue the existing use pattern and that allowing residential uses on the ground floor of the proposed multi-family residential building will not affect the Nassau Street streetscape. The Board notes that there will be minimal on-site parking but that the Applicant has identified potential off-site parking spaces for its commercial tenants and will endeavor to provide such parking if necessary for commercial tenants prior to occupancy. In addition, the Board finds that public transportation will be available to tenants through NJ Transit bus service and free Princeton Muni Bus service and that the project's proposed units will provide an alternative for tenants who do not require parking. Based on the foregoing findings, the Board concludes that the requested use and bulk variance relief will promote the purposes of zoning as set forth in *N.J.S.A.* 40:55D-2 by preserving an existing historic structure, providing affordable housing, promoting a desirable visual environment and promoting efficient use of the property. The Board further concludes that the project will not cause any substantial negative impact on the zone plan or surrounding neighborhood and will create less impact than that which would be created by an off-right residential project in light of the preservation of Horner House and the Nassau Street streetscape.

NOW THEREFORE BE IT RESOLVED based upon the foregoing findings and conclusions that the Princeton Zoning Board of Adjustment does hereby grant preliminary and final major site plan approval with d (1) variances to permit residential use on the ground floor of the proposed

multi-family building and existing office use on all floors of the existing building, c (2) bulk variances to permit exceptions to side yard and rear yard setbacks, required parking spaces, percentage of compact parking spaces, parking setback, distance between buildings on the same lot and design waiver to permit a drive aisle of 20 feet, as set forth in the findings and conclusions, to allow the construction of a detached three-story residential building containing ten two-bedroom apartments, to be constructed on the parking lot to the north of the existing building with associated site improvements on the Property in accordance with the Applicant's testimony, plans, and exhibits, subject to the Applicant's compliance with the following conditions:

(1) The Applicant's engineer shall submit a construction cost estimate for the installation of all site improvements and public site improvements, which shall be reviewed and approved by Princeton's Land Use Engineer, in order to determine the amount required for a Performance Guarantee and inspection fees. The form of the Performance Guarantee shall be in a form satisfactory to the Municipal Attorney, in accordance with the provisions of the Municipal Land Use Law and the ordinances of Princeton.

(2) The Applicant shall obtain all necessary approvals third-party approvals including:

- a. Mercer County Planning Board
- b. Mercer County Soil Conservation District
- c. Delaware and Raritan Canal Commission
- d. Princeton Sewer Department
- e. Stony Brook Regional Sewerage Authority.

(3) Architectural Drawing AO shall be revised to correctly depict the total number of residential units and affordable housing units.

(4) Sheet 2 of the Site Plans indicate a garden wall (less than 4 feet high) is proposed at the northeast corner of the site. The applicant shall provide details of this wall, including the interaction with the proposed fence at this location and grading changes.

(5) The unit breakdown and income distribution shall comply with Uniform Housing Affordability Control (UHAC) requirements and Princeton's Affordable Housing ordinance, and the Applicant shall provide the deed of restriction and any other required municipal affordable housing documentation for review and approval by the municipal attorney.

(6) The Applicant shall obtain approval from the Princeton municipal governing body in order to provide two two-bedroom affordable housing units rather than one two-bedroom and one three-bedroom affordable unit.

(7) The Applicant's architectural plans must be updated to indicate that no vehicle parking will be allowed in access aisle for the ADA-accessible parking space.

(8) The proposed multi-family building shall be sprinklered and a booster pump may be required as determined by the Fire Subcode Official.

(9) The Applicant shall comply with the comments and recommendations set forth in staff,

consultant and advisory board review memos as follows:

Review memo dated January 9, 2026, prepared by Justin Lesko, PP, AICP and Nathan Foote, PP, AICP, as supplemented by memo dated February 11, 2026, by Messrs. Lesko and Foote: Items # 4, 6, 10, 15, 16-19.

Review memo dated November 15, 2026, prepared by Derek Bridger, Zoning Officer and James J. Purcell, P.E., Acting Land Use Engineer: Items # 4e (2-4), h (1-6), i (1-3), j (1).

Review memo dated December 17, 2025, from the Princeton Environmental Commission: EV charging stations must be installed, use rapidly-renewable materials, plumbing fixtures should have a WaterSenseLabel, use best practices in providing E-Bike stations, concrete to be recycled and will investigate the following items: use bird friendly glass or film, use locally sourced wood, install interior solar shades, install rooftop patio and install energy recovery ventilator.

Review memo prepared by Daniel Dobromilsky, L.L.A., P.P., L.T.E.: All recommendations with the exception of removal of the tree behind 350 Nassau Street which Mr. Barsky advised is not on the Property.

Review Letter prepared by Victor Anosike, P.E., Bowman Engineering, dated November 12, 2025: Items 4, 10.

Review memo dated January 13, 2026, from Julie Capozzoli, Chair, Princeton Historic Commission.

(10) Confirmation of payment by Applicant of current outstanding taxes and outstanding professional review fees including supplementation of escrow account if necessary.

(11) One marked parking space shall be reserved for each affordable housing unit with the remainder of the parking spaces to be assigned by the Applicant.

(12) The Applicant shall remove the existing fence and landscaping along the Property's boundary with the medical building and install a 16-foot black painted aluminum fence, in accordance with its exhibits and as endorsed by SaveJugtown.

(13) The square footage of the proposed affordable units shall comply or exceed the NJ Uniform Housing Affordability Control requirements.

ROLL CALL VOTE ON MOTION TO APPROVE D (1) VARIANCES
(February 11, 2026)

Moved by:	Chen
Seconded by:	Tenenbaum
Those in Favor:	Chen, Cohen, Coulson, D'Anna, Floyd, Schreiber, Tenenbaum
Those Opposed:	None
Those Absent:	Dobkin, Stein

ROLL CALL VOTE ON MOTION TO APPROVE SIDE YARD SETBACK VARIANCE

(February 11, 2026)

Moved by: Floyd
Seconded by: Chen
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd, Tenenbaum
Those Opposed: Schreiber

ROLL CALL VOTE ON MOTION TO APPROVE REAR YARD SETBACK

Moved by: Chen
Second by: D'Anna
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd, Tenenbaum
Those Opposed: Schreiber

ROLL CALL VOTE ON MOTION TO APPROVE PARKING SPACES

Moved by: Tenenbaum
Seconded by: D'Anna
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd, Tenenbaum
Those Opposed: Schreiber

ROLL CALL VOTE ON MOTION TO APPROVE PERCENTAGE OF COMPACT
PARKING SPACES

Moved: Chen
Seconded by: Tenenbaum
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd, Tenenbaum
Those Opposed: Schreiber

ROLL CALL VOTE ON MOTION TO APPROVE PARKING SETBACK

Moved by: Chen
Seconded by: Tenenbaum
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd, Tenenbaum
Those Opposed: Schreiber

ROLL CALL VOTE ON MOTION TO APPROVE DISTANCE BETWEEN BUILDINGS ON
SAME LOT

Moved by: Floyd
Seconded by: Tenenbaum
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd, Tenenbaum
Those Opposed: Coulson, Schreiber

ROLL CALL VOTE ON MOTION TO APPROVE PRELIMINARY AND FINAL MAJOR
SITE PLAN APPROVAL AND DESIGN WAIVER

Moved by: Chen
Seconded by: Tenenbaum
Those in Favor: Chen, Cohen, D'Anna, Floyd, Tenenbaum
Those Opposed: Schreiber

ROLL CALL VOTE ON RESOLUTION OF MEMORIALIZATION
TO APPROVE D (1) VARIANCES
(March 25, 2026)

Moved by: Chen
Seconded by: Coulson
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd, Schreiber

ROLL CALL VOTE ON RESOLUTION OF MEMORIALIZATION TO APPROVE SIDE
YARD SETBACK VARIANCE
(March 25, 2026)

Moved by: Floyd
Seconded by: Chen
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd

ROLL CALL VOTE ON RESOLUTION OF MEMORIALIZATION TO APPROVE REAR
YARD SETBACK
(March 25, 2026)

Moved by: Floyd
Second by: Coulson
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd

ROLL CALL VOTE ON RESOLUTION OF MEMORIALIZATION TO APPROVE PARKING
SPACES
(March 25, 2026)

Moved by: Floyd
Seconded by: D'Anna
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd
Those Opposed:

ROLL CALL VOTE ON RESOLUTION OF MEMORIALIZATION TO APPROVE
PERCENTAGE OF COMPACT PARKING SPACES
(March 25, 2026)

Moved: Floyd
Seconded by: Chen
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd

ROLL CALL VOTE ON RESOLUTION OF MEMORIALIZATION TO APPROVE PARKING
SETBACK
(March 25, 2026)

Moved by: Floyd
Seconded by: D'Anna
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd

ROLL CALL VOTE ON RESOLUTION OF MEMORIALIZATION TO APPROVE
DISTANCE BETWEEN BUILDINGS ON SAME LOT
(March 25, 2026)

Moved by: Floyd
Seconded by: Chen
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd

ROLL CALL VOTE ON RESOLUTION OF MEMORIALIZATION FOR PRELIMINARY
AND FINAL MAJOR SITE PLAN APPROVAL AND DESIGN WAIVER
(March 25, 2026)

Moved by: Floyd
Seconded by: D'Anna
Those in Favor: Chen, Cohen, Coulson, D'Anna, Floyd

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the municipality of Princeton at its meeting held on March 25, 2026. This Resolution memorializes said action taken by the Board at its meetings on January 11, 2026 and February 25, 2026.

Claudia Ceballos

Claudia Ceballos, Secretary