

**ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING**

**DATE:** Thursday, April 4, 2013

**TIME:** 7:30 p.m.

**LOCATION:** Meeting Room A

**AGENDA**

1. **STATEMENT OF ADEQUATE NOTICE**

2. **ROLL CALL OF MEMBERS**

3. **\* MINUTES:** March 7, 2013

4. **\* RESOLUTIONS:** **ZB11-01SP**  
**INSTITUTE OF ISLAMIC STUDIES**  
Preliminary/Final Major Site Plan  
Block 28, Lot 15.01; 2030 Old Trenton Road  
Property Zoned: RO-1 District

**ZB12-02**  
**TRI-STATE PETRO**  
d-1; d-2; c Variances; Preliminary/Final Major Site Plan;  
Minor Subdivision  
Block 22, Lot 3.02  
351 Princeton Hightstown Rd.  
**[Amended Resolution]**

5. **CHAIR'S COMMENTS**  
**& CORRESPONDENCE:** Public Comment – Non-agenda items (limit 15 minutes)

6. **\* APPLICATIONS:** **ZB13-02**  
**CRISTINA COMANICIU**  
"C" Bulk Variance  
Block 49, Lot 79; 2 Stuart Lane West  
Property Zoned: R-20 District  
MLUL: 6/26/2013

Permission for 352 square feet of additional patio surface to be used towards the construction of a total of 629 square feet of pool deck is requested. The additional square footage will bring the allowable Maximum Improved Coverage (MIC) to 21.6%, from the standard allowable 20%. The construction will be on Lot 79 of Block 49, on a lot of 0.49 acres, at 2 Stuart Lane West, between Stuart Lane and Amherst Way. The variance requested is a bulk variance.

\* **APPLICATIONS:**

**ZB12-04**

**SUNOCO INC.**

d-1; C-2; Preliminary/Final Major Site Plan  
Block 2, Lot 1; 3771 US Route 1  
Property Zoned: ROM-1 District  
MLUL: 4-30-12  
(Continued from September 24, 2012)

Sunoco, Inc. owns Block 2, Lot 1, commonly known as 3771 State Highway 1 (at Harrison Street). The 39,690 sf property is currently the location of an existing Sunoco Service Station and is located in the ROM-1 Zone, which does not permit service stations. Sunoco's proposal will relocate the gasoline pumps further from Route 1 while increasing the number of dispensers from 4 to 8. Sunoco will also demolish the existing 3,000 square foot building (office and repair bays) and will construct in its place a 2,350 sf convenience store. These modifications will result in increased setbacks from Route 1 (108' to 140') and increased setbacks to the fueling area (23' to app. 50'). Sunoco is requesting site plan approval and d-1 and c-1 variances (for impervious cover, lot width and front/rear yard setbacks).

7. **CLOSED SESSION:** (If needed)

8. **ADJOURNMENT**

\* Indicates formal action may be taken

John Roeder, Chair  
Susan Abbey, Vice Chair