

**PISCATAWAY TOWNSHIP PLANNING BOARD
REGULAR MEETING
WEDNESDAY, FEBRUARY 8, 2023 7:30 P.M.**

- 1. MEETING CALLED TO ORDER**
- 2. OPEN PUBLIC MEETING NOTICE**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**
- 5. SWEARING IN OF THE PROFESSIONALS**
- 6. ANNOUNCEMENT OF ANY CHANGES TO THE AGENDA**
- 7. DULY AUDITED BILLS TO BE PAID**

- 8. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON JAN. 11, 2023:**
 - (a) 19-PB-36/37V Extension of time
L'Oreal USA Products; Arco/Murray
Block 14.01, Lot 3.03
81 New England Avenue
Approved; one year extension.**

 - (b) 22-PB-25/26V Yespac, Inc.
Preliminary & Final Site Plan
Block 6703, Lots 4; Zone: LI-5
260 Centennial Avenue
Approved.**

 - (c) 21-PB-32/33V Extension of time
Shantilal Patel & Daxaben Patel
Block 8601, Lot 25.03
8 Brotherhood Street
Approved; 90 day extension.**

 - (d) 22-PB-22/23V Grand Home Investments, LLC
Bulk Variance & Minor Subdivision
Block 3901, Lot 83.01; Zone: R-10
149 Stratton Street
Approved.**

- 9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JAN. 11, 2022**

PLANNING BOARD SITE PLAN/SUBDIVISION MEETING, WEDNESDAY, FEB. 8, 2023

- 10. 21-PB-48/49V UG, Inc. (Gabriel's)
Preliminary & Final Site Plan; Bulk Variances
Block 5501, Lot 10.05; Zone: HC
1351 Centennial Avenue**
Applicant would like to convert part of property for outdoor seating area.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 10 acres
Proposed – lot area 5.02 acres (existing)
- Required – 500 foot lot width
Proposed – 97.45 foot lot width (existing)
- Required – 96 foot front yard setback
Proposed – 80 foot front yard setback (existing)
Proposed – 65 foot front yard setback (covered entranceway) (existing)
- Required – 96 foot side yard setback
Proposed – 33.7 foot side yard setback (awning)
- Required – 96 foot rear yard setback
Proposed – 80 foot rear yard setback (existing)
- 21-613** Required – 500 foot lot frontage
Proposed – 97.45 foot lot frontage (existing)
- 21-1206.4** Required – a free-standing sign shall not be erected closer than 50 feet from the right-of-way line of a public street
Proposed – a free-standing sign located 4 feet from the right-of-way line of a public street (existing)
- Required – one façade sign
Proposed – four façade signs (existing)

*The size of the existing free-standing sign is not provided.

Action to be taken prior to March 27, 2023

Attorney: Tim Arch

- 11. DISCUSSION: Amendment to Application 19-PB-19, SW Investors, Block 5203, Lots 1.01, 5.02, 16.01, 19.01.**

- 12. ADJOURNMENT**

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – FEBRUARY 22, 2023 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING –MARCH 8, 2023 AT 7:30 P.M.