

**PISCATAWAY TOWNSHIP PLANNING BOARD
SITE PLAN/SUBDIVISION WORKSHOP MEETING
WEDNESDAY, APRIL 26, 2023 2:30 P.M.**

- 1. MEETING CALLED TO ORDER**
- 2. OPEN PUBLIC MEETING NOTICE**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**
- 5. 22-PB-06/07V Manuel Angulo & Miriam Valentin
Minor Subdivision & Bulk Variance
Block 603, Lots 3 & 78; Zone: R-7.5
1917 W 5th Street & 1912 W 7th Street
Applicant would like to subdivide property into two lots.**

VARIANCES REQUIRED:

Proposed Lot 3.01

21-501 Required – 75 foot lot width
Proposed – 50 foot lot width

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage

24-702.3 Required – an enclosed parking space must measure at least 12 feet in width and 20 feet in length and shall not be obstructed with a stairway, landing, etc.
Proposed – a garage measuring 11.33 feet in width by 21 feet in length

Proposed Lot 3.02

21-501 Required – 75 foot lot width
Proposed – 50 foot lot width

Required – 8 foot side yard setback
Proposed – 7.6 foot side yard setback
Proposed – 5 foot side yard setback (deck)

Required – 8 foot side yard setback for an accessory structure
Proposed – 7.58 foot side yard setback for an accessory structure

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage

Proposed Lot 78.01

21-501 Required – 75 foot lot width
Proposed – 70 foot lot width

21-1101.3 Required – paved driveway
Proposed – gravel driveway

**Action to be taken prior to July 17, 2023
Attorney: John Sullivan**

PLANNING BOARD WORKSHOP MEETING, WEDNESDAY, APRIL 26, 2023

6. **23-PB-07/08V** **AA Diner, LLC**
 Preliminary & Final Site Plan, Bulk Variance
 Block 5501, Lot 12.02; Zone: SC
 1297 Centennial Avenue
 Applicant would like to use existing tenant space for a diner.

VARIANCES REQUIRED:

21-1102 Required – 2,553 parking spaces
 Proposed – 2,512 parking spaces

Action to be taken prior to July 17, 2023
Attorney: James Stahl

7. **ADJOURNMENT**

NEXT PLANNING BOARD REGULAR MEETING – MAY 10, 2023 7:30 PM
NEXT SITE WORKSHOP BOARD MEETING –MAY 24, 2023 AT 2:30 PM