

**PISCATAWAY TOWNSHIP PLANNING BOARD
SITE PLAN/SUBDIVISION WORKSHOP MEETING
WEDNESDAY, MAY 25, 2022 2:30 P.M.**

- 1. MEETING CALLED TO ORDER**
- 2. OPEN PUBLIC MEETING NOTICE**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**
- 5. 22-PB-09 90 Hancock Road, LLC
Major Final Subdivision
Block 6501, Lot 12; Zone: R-10
90 Hancock Road
Final Subdivision.
Action to be taken prior to August 10, 2022
Attorney: Richard Mongelli**
- 6. 22-PB-42/43V Rayven Heights, LLC & Koduri
Major Subdivision & Bulk Variance
Block 9001, Lots 9 & 10; Zone: R-10
17 & 21 School Street
Applicant proposes to subdivide into three (3) lots.**

VARIANCES REQUIRED:

Proposed Lot A

- 21-501** Required – 100 foot lot width
Proposed – 75.5 foot lot width
- Required – 8 foot side yard setback for an accessory structure
Proposed – 4.8 foot side yard setback for an accessory structure (existing) *
Proposed – 4.7 foot side yard setback for an accessory structure (shed) (existing)

- 21-613** Required – 100 foot lot frontage
Proposed – 75.5 foot lot frontage

- 21-3(b)** Required – in residential zones an accessory building should not exceed 25 feet by 25 feet
Proposed – an accessory building 22.6 feet by 31 feet (existing)

Proposed Lot B

- 21-501** Required – 100 foot lot width
Proposed – 75.25 foot lot width
- 21-613** Required – 100 foot lot frontage
Proposed – 75.25 foot lot frontage

Proposed Lot C

- 21-501** Required – 100 foot lot width
Proposed – 75.25 foot lot width
- 21-613** Required – 100 foot lot frontage
Proposed – 75.25 foot lot frontage

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*The accessory structure will be converted back to a two car garage.

**The existing fence located over an easement must be removed or an additional variance will be required.

Action to be taken prior to August 12, 2022

Attorney: John Wiley

7. **22-PB-03** **General Plumbing Supply, Inc.**
Preliminary & Final Site Plan
Block 4701. Lot 5.05; Zone: Redevelopment
330 S Randolphville Road

DEVIATIONS REQUIRED:

Parking and Loading Design Standards

Required – each loading space shall be a minimum of 13 feet by 60 feet

Proposed – loading space measuring 12.8 feet by 60.4 feet

*The applicant must comply with the State’s Municipal Electric Vehicle Ordinance.

Action to be taken prior to August 25, 2022

Attorney: Tim Arch

8. **22-PB-04/05V** **Benner HP, LLC**
Minor Subdivision & Bulk Variance
Block 906, Lot 17.02; Zone: R-7.5
416 Victoria Avenue
Applicant proposes to subdivide property into two lots.

VARIANCES REQUIRED:

Proposed Lot 17.03

21-501 Required – 25 foot front yard setback
Proposed – 2.5 foot front yard setback (steps) (existing)

Required – 25 foot rear yard setback
Proposed – 18.5 foot rear yard setback (existing)

21-601 Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner
Proposed – fence and steps located within the right-of-way (existing)

Proposed Lot 17.04

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 12 feet in width by 18.5 feet in length

Action to be taken prior to August 22, 2022

Attorney: Tim Arch

9. **ADJOURNMENT**

NEXT PLANNING BOARD REGULAR MEETING – JUNE 8, 2022 AT 7:30 PM

NEXT SITE WORKSHOP BOARD MEETING – JUNE 22, 2022 AT 2:30 PM