

**PISCATAWAY TOWNSHIP PLANNING BOARD
REGULAR MEETING
WEDNESDAY, JUNE 8, 2022 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. DULY AUDITED BILLS TO BE PAID
7. ANNOUNCEMENT OF ANY CHANGES TO THE AGENDA
8. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON MAY 11, 2022:
 - (a) 22-PB-01/02V LZ NJ Realty, LLC
Preliminary & Final Site Plan, Bulk Variance
Block 9101, Lot 50; Zone: LI-1
150 Ethel Road West
Approved.
9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF MAY 11, 2022
10. 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

11. 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)

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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 July 5, 2022

Attorney: Tim Arch

12. **21-PB-34/35V** **140 Circle Drive North, LLC-Postponed July 13, 2022**
Preliminary & Final Site Plan
Block 4101, Lot 3; Zone: LI-5
140 Circle Drive North

Applicant proposes to construct a 54,213 warehouse expansion.

VARIANCES REQUIRED:

21-1102 Required – 334 parking spaces
Proposed – 101 parking spaces

21-1203.4 Required – 50 foot setback for a free-standing sign
Proposed – free-standing signs located 39.5 feet from the property line

Required – one free-standing sign
Proposed – two free-standing signs

Action to be taken prior to July 6, 2022

Attorney: Tim Arch

13. **22-PB-42/43V** **Rayven Heights, LLC & Koduri-Postponed to Aug. 10, 2022**
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)

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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

*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**

14. ADJOURNMENT

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JUNE 22, 2022 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – JULY 13, 2022 AT 7:30 P.M.