

**PISCATAWAY TOWNSHIP PLANNING BOARD  
SITE PLAN/SUBDIVISION WORKSHOP MEETING  
WEDNESDAY, JUNE 28, 2023 2:30 P.M.**

1. **MEETING CALLED TO ORDER**
2. **OPEN PUBLIC MEETING NOTICE**
3. **ROLL CALL**
4. **PLEDGE OF ALLEGIANCE**
5. **23-PB-09/10V            1407 Stelton Road, LLC**  
**Preliminary & Final Site Plan, Bulk Variance**  
**Block 8604, Lot 17; Zone: GB**  
**1407 Stelton Road**  
Applicant would like to construct a second story addition to accommodate new sign.

**VARIANCES REQUIRED:**

**21-1102**            Required – 26 parking spaces  
Proposed – 13 parking spaces

**21-1202.2**        Required – one façade sign, located on the front of the building  
Proposed – one façade sign located on the front of the building, one façade sign on each side of the building (3 façade signs total)

**21-1202.3**        Required – a free-standing sign shall not exceed 32 square feet in area  
Proposed – a free-standing sign 33 square feet in area (existing)

Required – a free-standing sign shall not be located within 25 feet of any street line  
Proposed – a free-standing sign located 13 feet from the street line (existing)

**Action to be taken prior to September 29, 2023**  
**Attorney: Tim Arch**

6. **23-PB-15/16V            30 Duke Road Transfer Warehouse, LLC**  
**Preliminary & Final Site Plan; Bulk Variance**  
**Block 4202, Lot 7; Zone: LI-5**  
**30 Duke Road**  
Applicant proposes a free standing sign.

**VARIANCES REQUIRED:**

**21-1203.4**        Required – a free-standing sign shall not be located closer than 50 feet from the front yard property line  
Proposed – a free-standing sign located 10 feet from the front yard property line

**\*Variances were previously granted under Application #21-PB-03/04V.**

**Action to be taken prior to October 4, 2023**  
**Attorney: Tim Arch**

PLANNING BOARD WORKSHOP MEETING, WEDNESDAY, JUNE 28, 2023

7. 23-PB-13/14V 10 Marion Court Trust-**Postponed until July 26, 2023**  
Minor Subdivision, Bulk Variance  
Block 12201, Lots 5 & 6.03; Zone: R-15  
10 Marion Court & 613 Hoes Lane West  
Applicant would like to subdivide the property into two lots.

**VARIANCES REQUIRED:**

*Proposed Lot 6.03*

**21-501** Required – 40 foot front yard setback  
Proposed – 39.4 foot front yard setback (existing)

Required – 10 foot side yard setback  
Proposed – 9.5 foot side yard setback (existing)

**21-613** Required – 100 foot lot frontage  
Proposed – 66.67 foot lot frontage (existing)

*Proposed Lot 5*

**21-3b.Accessory Building**

Required – an accessory building should not exceed 25 feet by 25 feet or 625 square feet

Proposed – an accessory building 37 feet by 27 feet or 999 square feet (existing)

**21-501** Required – maximum height of an accessory structure 18 feet  
Proposed – an accessory structure 21 feet in height (existing)

\*The subdivision application makes reference to a “future pool house with guest quarters.” This is not a permitted use and should it be proposed, a use variance will be required.

**Action to be taken prior to October 11, 2023**  
**Attorney: Peter Vazquez**

8. **ADJOURNMENT**

**NEXT PLANNING BOARD REGULAR MEETING – JULY 12, 2023 7:30 PM**

**NEXT SITE WORKSHOP BOARD MEETING –JULY 26, 2023 AT 2:30 PM**