

**PISCATAWAY TOWNSHIP PLANNING BOARD
SITE PLAN/SUBDIVISION WORKSHOP MEETING
WEDNESDAY, JULY 26, 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-13/14V** **10 Marion Court Trust**
 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

6. **23-PB-18** **Rockefeller Group Development Corp.**
 Preliminary & Final Site Plan
 Block 3702, Lot 1.02; Redevelopment
 10 Normandy Drive
 Applicant would like to construct a warehouse.

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DEVIATIONS REQUIRED:

No deviations are required at this time.

*Fencing must be provided around the basins or a deviation will be required.

7. ADJOURNMENT

**NEXT PLANNING BOARD REGULAR MEETING – AUGUST 9, 2023 7:30 PM
NEXT SITE WORKSHOP BOARD MEETING –AUGUST 23, 2023 AT 2:30 PM**