

**PISCATAWAY TOWNSHIP PLANNING BOARD
SITE PLAN/SUBDIVISION WORKSHOP MEETING
WEDNESDAY, OCTOBER 26, 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-20/21V Splendor Homes New Jersey, LLC
Minor Subdivision & Bulk Variance
Block 203, Lots 22 & 23; Zone: R-7.5
1762 & 1758 South 2nd Street**
Applicant would like to subdivide property and construct a new single family home.

VARIANCES REQUIRED:

Proposed Lot 22

- 21-501** Required – minimum lot area 7,500 square feet
Proposed – lot area 4,500 square feet
- Required – 75 foot lot width
Proposed – 45 foot lot width
- Required – 25 foot front yard setback
Proposed – 13 foot front yard setback (Hazelwood Place)
Required – 23.99 foot front yard setback (overhang) (South 2nd Street)
- Required – maximum building coverage 20 percent
Proposed – 22 percent building coverage

- 21-613** Required – 75 foot lot frontage
Proposed – 45 foot lot frontage

- 24-702.3(d)** Required – an enclosed parking space must measure at least 12 feet in width by 20 feet in length with no obstructions
Proposed – a garage measuring less than 12 feet in width by 20 feet in length

Proposed Lot 23

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Proposed – lot area 4,500 square feet
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Proposed – 45 foot lot width
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Action to be taken prior to January 21, 2023
Attorney: Kevin Morse

6. ADJOURNMENT

NEXT PLANNING BOARD REGULAR MEETING – NOVEMBER 9, 2022 AT 7:30 PM
NEXT SITE WORKSHOP BOARD MEETING –NOVEMBER 23, 2022 2022 AT 2:30 PM