

**PISCATAWAY TOWNSHIP PLANNING BOARD
REGULAR MEETING
WEDNESDAY, DECEMBER 7, 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 NOV. 9, 2022:**
 - (a) **22-PB-16/17V Tanglewood Terrace, LLC
Preliminary & Final Site Plan; Bulk Variance
Block 2201, Lot 23.01/24; Zone: R-M
32 & 50 Old New Brunswick Road
Denied.**
9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF NOV. 9, 2022**
10. **DISCUSSION: AREA IN NEED OF REDEVELOPMENT; BLOCK 3702, LOT 1.02. ALSO KNOWN AS 10 NORMANDY DRIVE, LOCATED ON MAP PAGE 37 ON THE PISCATAWAY TOWNSHIP TAX MAP.**
11. **DISCUSSION: REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, SUPPLEMENTING CHAPTER XX1 (21), ZONING, TO AMEND SECTION 21-1102-GENERAL PARKING SCHEDULE AND CHAPTER XXIV (24) SITE PLAN REVIEW TO REMOVE SECTION 24-702.3-OTHER DESIGN CRITERIA.**
12. **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

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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 – maximum building coverage 20 percent
Proposed – 21.4 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

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 – maximum building coverage 20 percent
Proposed – 21.4 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

**Action to be taken prior to January 21, 2023
Attorney: Kevin Morse**

13. ADJOURNMENT

**NEXT SITE PLAN WORKSHOP MEETING – DECEMBER 21, 2022 AT 2:30 P.M.
NEXT PLANNING BOARD REGULAR MEETING – JANUARY 11, 2023 AT 7:30 P.M.**

