

**PISCATAWAY TOWNSHIP PLANNING BOARD  
SITE PLAN/SUBDIVISION WORKSHOP MEETING  
WEDNESDAY, DECEMBER 21, 2022 2:30 P.M.**

- 1. MEETING CALLED TO ORDER**
- 2. OPEN PUBLIC MEETING NOTICE**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**
- 5. 21-PB-48/49V UG, Inc. (Gabriel's)  
Preliminary & Final Site Plan; Bulk Variances  
Block 5501, Lot 10.05; Zone: HC  
1351 Centennial Avenue  
Applicant would like to convert part of property for outdoor seating area.**

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 10 acres  
Proposed – lot area 5.02 acres (existing)
- Required – 500 foot lot width  
Proposed – 97.45 foot lot width (existing)
- Required – 96 foot front yard setback  
Proposed – 80 foot front yard setback (existing)  
Proposed – 65 foot front yard setback (covered entranceway) (existing)
- Required – 96 foot side yard setback  
Proposed – 33.7 foot side yard setback (awning)
- Required – 96 foot rear yard setback  
Proposed – 80 foot rear yard setback (existing)
- 21-613** Required – 500 foot lot frontage  
Proposed – 97.45 foot lot frontage (existing)
- 21-1206.4** Required – a free-standing sign shall not be erected closer than 50 feet from the right-of-way line of a public street  
Proposed – a free-standing sign located 4 feet from the right-of-way line of a public street (existing)
- Required – one façade sign  
Proposed – four façade signs (existing)

\*The size of the existing free-standing sign is not provided.

**Action to be taken prior to March 27, 2023  
Attorney: Tim Arch**

**PLANNING BOARD WORKSHOP MEETING, WEDNESDAY, DECEMBER 21, 2022**

6.      **22-PB-22/23V**                      **Grand Home Investments, LLC**  
   **Bulk Variance & Minor Subdivision**  
   **Block 3901, Lot 83.01; Zone: R-10**  
   **149 Stratton Street**  
   Applicant would like to subdivide property into two lots.

**VARIANCES REQUIRED:**

***Proposed Lot 83.02***

**21-501**              Required – 100 foot lot width  
   Proposed – 75 foot lot width

**21-613**              Required – 100 foot lot frontage  
   Proposed – 75 foot lot frontage

***Proposed Lot 83.03***

**21-501**              Required – 100 foot lot width  
   Proposed – 75 foot lot width

   Required – 35 foot front yard setback  
   Proposed – 17.7 foot front yard setback (4<sup>th</sup> Place)  
   Proposed – 21.2 foot front yard setback (Stratton Street South)

   Required – 10 foot side yard setback  
   Proposed – 9.55 foot side yard setback

   Required – 60 foot front yard setback for an accessory structure  
   Proposed – 35.5 foot front yard setback for an accessory structure (garage)

**21-613**              Required – 100 foot lot frontage  
   Proposed – 75 foot lot frontage

\*The fireplace for the proposed dwelling can only extend out 18 inches or an additional variance will be required.

**Action to be taken prior to March 27, 2023**  
**Attorney: Tim Arch**

7.      **ADJOURNMENT**

**NEXT PLANNING BOARD REORGANIZATION MEETING &**  
**REGULAR MEETING – JANUARY 11, 2023**  
**NEXT SITE WORKSHOP BOARD MEETING –JANUARY 25, 2023 AT 2:30 PM**