

**PISCATAWAY TOWNSHIP PLANNING BOARD
REGULAR MEETING
WEDNESDAY, MAY 10, 2023 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. ANNOUNCEMENT OF ANY CHANGES TO THE AGENDA**
- 7. DULY AUDITED BILLS TO BE PAID**
- 8. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON APRIL 12, 2023:**
 - a. 22-PB-06/07V Azhar Javed & R. Jissaom Farooqi
Minor Subdivision & Bulk Variance
Block 8001, Lot 9; Zone: R-10
1112 Brookside Road
Approved.**
- 9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF APRIL 12, 2023**
- 10. 23-PB-07/08V AA Diner, LLC
Preliminary & Final Site Plan, Bulk Variance
Block 5501, Lot 12.02; Zone: SC
1297 Centennial Avenue
Applicant would like to use existing tenant space for a diner.**

VARIANCES REQUIRED:

21-1102 Required – 2,553 parking spaces
Proposed – 2,512 parking spaces

**Action to be taken prior to July 17, 2023
Attorney: James Stahl**

- 11. 22-PB-27/28V KD Capital Ventures, LLC
Minor Subdivision & Bulk Variance
Block 11207, Lot 8.01; Zone: R-10
164 Fisher Avenue
Applicant would like to subdivide into two lots.**

VARIANCES REQUIRED:

Proposed Lot 8.01

- 21-501** Required – 35 foot front yard setback
Proposed – 25.2 foot front yard setback (existing)
Proposed – 14 foot front yard setback (steps) (existing)
- Required – 25 foot rear yard setback
Proposed – 19.5 foot rear yard setback

Proposed Lot 8.02

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 7,500 square feet
- Required – 100 foot lot width
Proposed – 75 foot lot width
- 21-613** Required – 100 foot lot frontage
Proposed – 75 foot lot frontage

*The front and rear steps/landing for the new dwelling can only encroach 5 feet into the setback or an additional variance(s) will be required.

Action to be taken prior to July 5, 2023
Attorney: Anand Dash

- 12. 23-PB-03/04V Manuel Angulo & Miriam Valentin**
Minor Subdivision & Bulk Variance
Block 603, Lots 3 & 78; Zone: R-7.5
1917 W 5th Street & 1912 W 7th Street
Applicant would like to subdivide property into two lots.

VARIANCES REQUIRED:

Proposed Lot 3.01

- 21-501** Required – 75 foot lot width
Proposed – 50 foot lot width
- 21-613** Required – 75 foot lot frontage
Proposed – 50 foot lot frontage
- 24-702.3** Required – an enclosed parking space must measure at least 12 feet in width and 20 feet in length and shall not be obstructed with a stairway, landing, etc.
Proposed – a garage measuring 11.33 feet in width by 21 feet in length

Proposed Lot 3.02

- 21-501** Required – 75 foot lot width
Proposed – 50 foot lot width
- Required – 8 foot side yard setback
Proposed – 7.6 foot side yard setback

PLANNING BOARD SITE PLAN/SUBDIVISION MEETING, WEDNESDAY, MAY 10, 2023

Proposed – 5 foot side yard setback (deck)

Required – 8 foot side yard setback for an accessory structure

Proposed – 7.58 foot side yard setback for an accessory structure

21-613 Required – 75 foot lot frontage

Proposed – 50 foot lot frontage

Proposed Lot 78.01

21-501 Required – 75 foot lot width

Proposed – 70 foot lot width

21-1101.3 Required – paved driveway

Proposed – gravel driveway

Action to be taken prior to July 17, 2023

Attorney: John Sullivan

13. ADOPTION OF RESOLUTION TO MEMORIALIZE AMENDED APPLICATION:

b. 20-PB-06

Nathan Yates

AMENDED

1023 River Road

Block 11701, Lot 4.11; Zone: R-15

Approved March 9, 2022

14. ADJOURNMENT

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – MAY 24, 2023 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING –JUNE 14, 2023 AT 7:30 P.M.