

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, JANUARY 13, 2022 AT 7:30 P.M.
NO APPLICATIONS AFTER 10:30 P.M.
NO TESTIMONY AFTER 11:00 P.M.**

1. **CALL TO ORDER**

2. **OPEN PUBLIC MEETING NOTICE**

3. **ROLL CALL**

4. **SALUTE TO THE FLAG**

5. **21-ZB-68V** **Bihari Patel-Postponed until Feb. 10, 2022**
Bulk Variance
Block 9601, Lot 38; Zone: R-20A
22 Bayberry Close
Applicant would like to install a fence within an easement.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 20,000 square feet
Proposed – lot area 4,536.17 square feet (existing)

Required – 100 foot lot width
Proposed – 47.99 foot lot width (existing)

Required – 150 foot lot depth
Proposed – 117 foot lot depth (existing)

Required – 15 foot side yard setback
Proposed – 0 foot side yard setback (existing)

Required – maximum building coverage 20 percent
Proposed – 20.4 percent building coverage

21-601 Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner
Proposed – a fence located over an easement

21-613 Required – 100 foot lot frontage
Proposed – 47.99 foot lot frontage (existing)

Action to be taken prior to February 10, 2022

6. **21-ZB-63V** **Prakash Patel**
Bulk Variance
Block 9601, Lot 53; Zone: R-20A
15 Redbud Road
Applicant would like to retain existing deck, addition and shed.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 20,000 square feet
Proposed – lot area 4,440 square feet (existing)

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Required – 100 foot lot width
Proposed – 37 foot lot width (existing)

Required – 150 foot lot depth
Proposed – 120 foot lot depth (existing)

Required – 30 foot rear yard setback
Proposed – 16.5 foot rear yard setback (deck)

Required – 15 foot side yard setback
Proposed – 0 foot side yard setback

Required - maximum lot coverage 20 percent
Proposed – lot coverage 25.4 percent

21-621 Required – no shed shall be constructed within 3 feet from any property line
Proposed – shed located on the side yard property line (existing)

21-613 Required – 100 foot lot frontage
Proposed – 37 foot lot frontage (existing)

21-1102 Required – garage
Proposed – no garage (existing)

*The Zoning Board of Adjustment previously denied Application #07-ZB-47V for a patio enclosure.
Action to be taken prior to March 6, 2022

7. **21-ZB-77V** **Jose Carrera**
 Bulk Variance
 Block 802, Lot 19.01; Zone: R-10
 135 9th Street
 Applicant proposes to construct a second story addition.

VARIANCES REQUIRED:

21-501 Required – 35 foot front yard setback
 Proposed – 24.87 foot front yard setback (steps) (9th Street)
 Proposed – 25.3 foot front yard setback (Adrian Avenue)

*The existing shed must be located at least 8 feet from the side and rear yard property lines or an additional variance(s) will be required.

Action to be taken prior to April 1, 2022

8. **21-ZB-22V** **AWAD Construction, LLC**
 Bulk Variance
 Block 1214, Lot 25.01; Zone: R-10
 150 Central Avenue
 Applicant would like to construct an addition.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 10,000 square feet
 Proposed – lot area 7,300 square feet (existing)

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Required – 100 foot lot width
Proposed – 70 foot lot width (existing)

Required – 35 foot front yard setback
Proposed – 21.17 foot front yard setback

Required – 8 foot rear yard setback for an accessory structure
Proposed – 4.5 foot rear yard setback for an accessory structure (garage) (existing)

Required – maximum building height for an accessory structure, 18 feet
Proposed - an accessory structure 21 feet in height (garage) (existing)

Required – maximum building coverage 20 percent
Proposed – building coverage 27 percent *

21-613 Required – 100 foot lot frontage
Proposed – 70 foot lot frontage (existing)

*The building coverage calculation includes the proposed footprint of the dwelling, the detached garage, and the 2 foot cantilever located to the rear of the dwelling.

Action to be taken prior to January 15, 2022
Attorney: Peter Lanfrit

9. **21-ZB-75V** **Deerpark US Holdings, LLC**
Bulk Variance
Block 301, Lot 31; Zone: R-7.5
1772 W 4th Street
Applicant proposes to construct a one-story single family home.

VARIANCES REQUIRED:

21-501 Required – 75 foot lot width
Proposed – 50 foot lot width (existing)

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage (existing)

Attorney: Aravind Aithal
Action to be taken prior to March 7, 2022

10. **21-ZB-78V** **Pinki Patel**
Bulk Variance
Block 5308, Lot 4: Zone: R-10
60 St. Olga Place
Applicant proposes to construct a second story addition.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 10,000 square feet
Proposed – lot area 9,064 square feet (existing)
Required – 100 foot lot width
Proposed – 96.57 foot lot width (existing)

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Required – 35 foot front yard setback
Required – 33.6 foot front yard setback
Proposed – 29.5 foot front yard setback (steps)

21-613 Required – 100 foot lot frontage
Proposed – 96.57 foot lot frontage (existing)

Action to be taken prior to April 6, 2022

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF DEC. 9, 2021:

- (a) **21-ZB-71V, Daniel Mucisko; Approved.**
- (b) **21-ZB-16V, 28 Howard Street, LLC (extension); Approved.**
- (c) **21-ZB-40V, Leonardo & Margarita Fittipaldi; Approved.**
- (d) **21-ZB-50/51V, 225 Old New Brunswick Road; Approved.**

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF DEC. 9, 2021

13. ADJOURNMENT

NEXT SCHEDULED MEETING IS JANUARY 27, 2022 AT 7:30PM