

**PISCATAWAY TOWNSHIP  
BOARD OF ADJUSTMENT – REGULAR MEETING  
THURSDAY, JANUARY 26, 2023 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. **22-ZB-04V**                    **HBR Properties, LLC**  
   **Bulk Variance**  
   **Block 8301, Lot 1.10; Zone: R-10**  
   **1201 Brookside Road**

Applicant would like to install a privacy fence on corner lot and AC unit.

**VARIANCES REQUIRED:**

**21-501**                    Required – 100 foot lot width  
   Proposed – 90.72 foot lot width (existing) \*

Required – 35 foot front yard setback  
Proposed – 29.1 foot front yard setback (existing) \*

**21-619.1**                    Required – in any residential district, no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50 percent solid material  
Proposed – a 6 foot, solid fence located 15 feet from the property line located along Palisade Avenue

**21-627.b**                    Required – an air conditioning unit shall be set back a minimum of 10 feet from any property line  
Proposed – air conditioning units located 6.7 feet from the side yard property line

\*Variances were previously granted under Application #21-PB-25/26V.

**Action to be taken prior to May 7, 2023**  
**Attorney: Peter Lanfrit**

6. **22-ZB-05V**                    **HBR Properties, LLC**  
   **Bulk Variance**  
   **Block 8203, Lot 43; Zone: R-10**  
   **79 Coventry Circle**

Applicant would like to construct a new single family home.

**VARIANCES REQUIRED:**

**21-501**                    Required – minimum lot area 10,000 square feet  
   Proposed – lot area 8,000 square feet (existing)

Required – 100 foot lot width  
Proposed – 80 foot lot width (existing)

Required – maximum building coverage 20 percent  
Proposed – 22.9 percent building coverage

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JANUARY 26, 2023**

**21-613** Required – 100 foot lot frontage  
Proposed – 80 foot lot frontage (existing)

**Action to be taken prior to May 9, 2023**  
**Attorney: Peter Lanfrit**

7. **22-ZB-21V** **Kalvin Somrah**  
**Bulk Variance**  
**Block 303, Lot 50.01; Zone: R-7.5**  
**1807 W. 5<sup>th</sup> Street**  
Applicant would like to construct a two-story addition, roof over front porch and 6' fence in the front yard.

**VARIANCES REQUIRED:**

**21-501** Required – minimum lot area 7,500 square feet  
Proposed – lot area 5,549 square feet (existing)

Required – 75 foot lot width  
Proposed – 61.65 foot lot width (existing)

Required – 25 foot front yard setback  
Proposed – 15.3 foot front yard setback (covered porch/steps)

Required – 25 foot rear yard setback  
Proposed – 20 foot rear yard setback  
Proposed – 16 foot rear yard setback (steps) (existing)

Required – 8 foot rear yard setback for an accessory structure  
Proposed – 6 foot rear yard setback for an accessory structure

Required – maximum building coverage 20 percent  
Proposed – 28.15 percent building coverage

**21-613** Required – 75 foot lot frontage  
Proposed – 61.65 foot lot frontage (existing)

**21-619.1** Required – in any residential district, no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50 percent solid material  
Proposed – a 6 foot, solid fence located within the front yard setback line (existing)

**21-621** Required – no shed shall be constructed within 3 feet from any property line  
Proposed – a shed located 1 ½ feet from the side yard property line (existing)

**Action to be taken prior to December 22, 2022**

8. **22-ZB-75V** **Patricia & David Cape**  
**Bulk Variance**  
**Block 905, Lot 1.01; Zone: R-7.5**  
**447 Valmere Avenue**  
Applicant would like to construct a second floor addition and retain existing shed.

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JANUARY 26, 2023**

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 7,500 square feet  
Proposed – lot area 5,000 square feet (existing)
- Required – 75 foot lot width  
Proposed – 50 foot lot width (existing)
- Required – 25 foot rear yard setback  
Proposed – 15 foot rear yard setback (existing)
- Required – maximum building coverage 20 percent  
Proposed – 27.9 percent building coverage
- 21-613** Required – 75 foot lot frontage  
Proposed – 50 foot lot frontage (existing)
- 21-621** Required – no shed shall exceed 9 feet in height  
Proposed – a shed 10 feet in height (existing)

**Action to be taken prior to April 9, 2023**

9. **22-ZB-99V** **Kisha Horton**  
**Bulk Variance**  
**Block 107, Lot 21.01; Zone: R-7.5**  
**1697 W 4<sup>th</sup> Street**  
Applicant would like to install a gazebo in the backyard.

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 7,500 square feet  
Proposed – lot area 5,356 square feet (existing)
- Required – 75 foot lot width  
Proposed – 42.85 foot lot width (existing)
- Required – 25 foot front yard setback  
Proposed – 11.5 foot front yard setback (steps) (existing)
- Required – 8 foot side yard setback  
Proposed – 3.61 foot side yard setback (existing)
- Required – 8 foot rear yard setback for an accessory structure  
Proposed – 3.1 foot rear yard setback for an accessory structure (garage) (existing)
- Required – 8 foot side yard setback for an accessory structure  
Proposed – 1.10 foot side yard setback for an accessory structure (existing)
- Required – maximum building coverage 20 percent  
Proposed – 21.8 percent building coverage
- 21-613** Required – 75 foot lot frontage  
Proposed – 42.85 foot lot frontage (existing)

\*The proposed gazebo must be located, at minimum, 60 feet from the front yard property line or an additional variance will be required.

**Action to be taken prior to March 27, 2023**

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10. 22-ZB-41V 100 Lakeview Rear, LLC-**Postponed to February 23, 2023**  
**Bulk Variances**  
**Block 1406, Lot 45.04; R-7.5**  
**100 Lakeview Avenue**  
Applicant would like to renovate existing home as a pool house and construct a new single family home on the property.

**VARIANCES REQUIRED:**

**21-3b Accessory Building**

Required – an accessory building shall not exceed 25 feet by 25 feet or 625 square feet  
Proposed – an accessory building 71 feet by 40 feet or 2,068 square feet (pool house/deck)

**21-501**

Required – maximum height of an accessory structure, 18 feet  
Proposed – an accessory structure 24 feet in height (pool house)

**21-602**

Required – every building shall be built upon a lot with frontage upon a public or private street  
Proposed – no frontage on public/private street

**21-1101.3**

Required – paved driveway  
Proposed – stone driveway

\*As required under 40:55D-35 of the NJ Municipal Land Use Law, no permit for the erection of any building or structure shall be issued unless the lot abuts a street giving access to such proposed building or structure.

**Action to be taken prior to March 12, 2023**

**Attorney: Lawrence Sachs**

11. 22-ZB-82V Evestar Properties, LLC-**Postponed to Feb. 9 2023-Must Notice**  
**Bulk Variance**  
**Block 810, Lot 1.01; Zone: R-10**  
**513 South Washington Avenue**  
Applicant would like to construct a new single family home.

**VARIANCES REQUIRED:**

**21-501**

Required – minimum lot area 10,000 square feet  
Proposed – lot area 6,432 square feet (existing)

Required – 100 foot lot width  
Proposed – 50 foot lot width (existing)

Required – 35 foot front yard setback  
Proposed – 7 foot front yard setback (porch)  
Proposed – 4.5 foot front yard setback (steps)

Required – 25 foot rear yard setback  
Proposed – 24 foot rear yard setback (overhang) \*

Required – maximum building coverage 20 percent  
Proposed – 25.4% percent building coverage

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JANUARY 26, 2023**

- 21-613** Required – 100 foot lot frontage  
Proposed – 50 foot lot frontage (existing)
- 21-627** Required – air-conditioning unit must be a minimum of 10 feet from any property line and screened with fencing and/or plantings  
Proposed – air-conditioning unit 6.5 feet from the property line and not screened
- 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 – an enclosed parking space measuring less than 12 feet in width by 20 feet in length

\*Any roof overhang beyond 18 inches must comply with the principal structure setback requirements and also be included in the calculation for building coverage.

**Action to be taken prior to April 3, 2023**  
**Attorney: Brian Schwartz**

- 12. 22-ZB-106V** **Dennia Duran**  
**Bulk Variance**  
**Block 10514, Lot 1.01; Zone: R-10**  
**300 Highland Avenue**  
Applicant would like to construct a single story addition.

**VARIANCES REQUIRED:**

- 21-501** Required – 35 foot front yard setback  
Proposed – 33.6 foot front yard setback  
Proposed – 27 foot front yard setback (steps) (existing)
- Required – 10 foot side yard setback  
Proposed – 6.5 foot side yard setback
- Required – 25 foot rear yard setback  
Proposed – 8 foot rear yard setback (existing)

\*The air conditioning unit must be a minimum of 10 feet from the side yard property line or an additional variance will be required.

**Action to be taken prior to April 9, 2023**

- 13. 22-ZB-107V** **Anil Soni**  
**Bulk Variance**  
**Block 6913, Lot 9; Zone: R-10**  
**512 Plainfield Avenue**  
Applicant would like to retain existing deck.

**VARIANCES REQUIRED:**

- 21-501** Required – 25 foot rear yard setback  
Proposed – 21.6 foot rear yard setback (deck) (existing)

**Action to be taken prior to April 9, 2023**

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JANUARY 26, 2023**

**14. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JAN. 12, 2023:**

- (a) 22-ZB-103V, DISH Wireless; Approved.**
- (b) 22-ZB-91V, NYSMSA Verizon; Approved.**
- (c) 22-ZB-92V, Jonathan Stuhl; Approved.**
- (d) 22-ZB-84V, Frank Barber; Approved.**
- (e) 22-ZB-78V, Kenneth Mazariegos; Approved.**
- (f) 22-ZB-95V, James Murray; Approved.**
- (g) 22-ZB-87V, Thomas Varughese; Approved.**
- (h) 22-ZB-98V, Prakash Sen; Approved.**
- (i) 22-ZB-96V, Garry Soumar; Approved.**
- (j) 22-ZB-100V, Sameh Abdelrahman; Approved.**
- (k) 22-ZB-97V, Hugo Toranzo; Approved.**

**15. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JAN. 12, 2023.**

**16. ADJOURNMENT**

**NEXT SCHEDULED MEETING IS FEBRUARY 9, 2023 AT 7:30PM**