

****PLEASE SILENCE ALL CELL PHONES****

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, JANUARY 27, 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-33/34V Lauria Landscaping, LLC-Postponed until February 24, 2022
Preliminary & Final Site Plan, Use & Bulk Variance,
Cert. of Non-Conformity
Block 2101, Lot 10.01; Zone: R-20
278 Stelton Road
Applicant would like to retain the current landscaping business.**

VARIANCES REQUIRED:

21-501

- Required – use permitted in a residential zone
- Proposed – use not permitted in a residential zone (landscaping business) *
- Proposed – use not permitted in a residential zone (metal storage container) *

- Required – 100 foot lot width
- Proposed – 94.17 foot lot width (existing)

- Required – 40 foot front yard setback
- Proposed – 23.2 foot front yard setback (existing)

- Required – 15 foot side yard setback
- Proposed – 2.2 foot side yard setback (existing)

- Required – 8 foot side yard setback for an accessory structure
- Proposed – accessory structure located partially over the property line (chicken coop) (existing)

21-601

- Required – no encroachment into the right-of-way
- Proposed – a wall/walkway partially located within the right-of-way (existing)

21-613

- Required – 100 foot lot frontage
- Proposed – 94.17 foot lot frontage (existing)

21-3(b) Accessory Building

- Required – in a residential zone, any single property shall be allowed 2 accessory structures
- Proposed – 8 accessory structures (existing)

- Required – an accessory building shall not exceed 25 feet by 25 feet or 625 square feet
- Proposed – accessory buildings exceed the maximum allowable size and square footage (existing)

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JANUARY 27, 2022

- 21-1101.2** Required – parking lots for the accommodation of motor vehicles, loading and unloading facilities or the outdoor storage of mechanical equipment or materials in bulk shall not be located nearer to any residential zone than 50 feet
Proposed – parking lot/outdoor storage located within the residential zone (existing)
- 21-1101.3** Required – automobile parking spaces, all passageways and driveways shall be paved with a hard surface
Proposed – gravel driveway/parking area (existing)
- 21-1302.3** Required – outdoor storage shall meet all required setbacks for the zone (8 feet from the rear and side yard property lines)
Proposed – outdoor storage located along the property line

*The applicant is seeking a certification of non-conforming use or in the alternative, a use variance.
** No parking spaces or signage is proposed.

Action to be taken prior to February 4, 2021
Attorney: Aravind Aithal

6. **21-ZB-79V** **Shawn Fitzgerald-Postponed until Feb. 24, 2022-Must Notice**
Use Variance
Block 204, Lot 9.01; Zone: R-7.5
216 Chestnut Place
Applicant would like to continue using the property at a two-family home.

VARIANCES REQUIRED:

- 21-501** Required – single-family residential use
Proposed – two-family use *

*The applicant is seeking a use variance.

Action to be taken prior to February 4, 2021

7. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JAN. 13:**
- (a) **21-ZB-63V, Prakash Patel; Approved.**
 - (b) **21-ZB-77V, Jose Carrera; Approved.**
 - (c) **21-ZB-22V, AWAD Construction; Approved.**
 - (d) **21-ZB-75V, Deerpark US Holdings, LLC; Approved.**
 - (e) **21-ZB-78V, Pinki Patel; Approved.**
8. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JAN. 13, 2021**
9. **ADJOURNMENT**

NEXT SCHEDULED MEETING IS FEBRUARY 10, 2022 AT 7:30PM