

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, FEBRUARY 9, 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-82V Evestar Properties, LLC
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
- 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**

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6. **22-ZB-94V** **Patricia Malcolm**
Bulk Variance
Block 8202, Lot 24; Zone: R-10
36 Palisades Avenue
Applicant would like to enclose existing deck.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed – 25 foot front yard setback (steps) (existing)
- Required – 10 foot side yard setback
Proposed – 8.9 foot side yard setback
- Required – 8 foot rear yard setback for an accessory structure
Proposed – 1 foot rear yard setback for an accessory structure (shed) (existing)

Action to be taken prior to May 2, 2023

7. **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.

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

8. **22-ZB-105V** **Harvey Quinonez**
Bulk Variance
Block 3101, Lot 2.01; Zone: R-10
50 Sewell Avenue
Applicant would like to retain 6' privacy fence located within the front yard setback and retain shed.

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VARIANCES REQUIRED:

21-501 Required – 8 foot side yard setback for an accessory structure
Proposed - .65 foot side yard setback for an accessory structure (shed) (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

Action to be taken prior to May 7, 2023

9. **22-ZB-104V** **Latasha Jones**
Bulk Variance
Block 410, Lot 6.01; Zone: R-7.5
916 Walnut Street
Applicant would like to construct a deck.

VARIANCES REQUIRED:

21-501 Required – 25 foot rear yard setback
Proposed – 10 foot rear yard setback (deck)
Proposed – 7.5 foot rear yard setback (existing)

Required – 25 foot front yard setback
Proposed – 24.3 foot front yard setback (Walnut Street) (existing)

21-601 Required – no encroachment in the right-of-way
Proposed – block wall located within the right-of-way (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 (Birchwood Drive) (existing)

Action to be taken prior to May 16, 2023

10. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JAN. 26, 2023:**

- (a) **23-ZB-04V, HBR Properties; Approved.**
- (b) **23-ZB-05V, HBR Properties; Approved.**
- (c) **22-ZB-21V, Calvin Somrah; Approved.**
- (d) **22-ZB-99V, Kisha Horton; Approved.**
- (e) **22-ZB-106V, Dennia Duran; Approved.**
- (f) **22-ZB-107V, Anil Soni; Approved.**

11. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JAN. 26, 2023**

12. **ADJOURNMENT**

NEXT SCHEDULED MEETING IS FEBRUARY 23, 2023 AT 7:30PM