

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, FEBRUARY 10, 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
 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. **22-ZB-01V Jonathan Stuhl
 Bulk Variance
 Block 9803, Lot 18; Zone: R-20
 10 Dunbar Avenue
 Applicant proposes to install a swimming pool and equipment.**

VARIANCES REQUIRED:

21-601 Required – no open space, municipal drainage way, right-of-way or easement contiguous to any building shall be encroached upon or reduced in any manner
 Proposed – a fence located over a sanitary sewer easement (existing)

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21-618 Required – a swimming pool shall not be constructed any closer than 40 feet to the street line
Proposed – a swimming pool located 10 feet to the property line (Morris Lane)

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, vinyl fence located within the front yard setback line (Morris Lane) (existing)

Action to be taken prior to May 8, 2022

7. **21-ZB-83V** **Thanh Le**
Bulk Variance
Block 8102, Lot 20; Zone: R-20
6 Summershade Circle
Applicant would like to retain existing privacy fence within the front yard setback and existing accessory structure.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 20,000 square feet
Proposed – lot area 15,089 square feet (existing)

Required – 8 foot rear yard setback for an accessory structure
Proposed – 2.44 foot rear yard setback for an accessory structure (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 27.98 feet from the property line (Mimosa Lane)

Action to be taken prior to May 1, 2022

8. **21-ZB-81V** **Angela E. Christmas**
Bulk Variance
Block 8306, Lot 39.01; Zone: R-10
15 Charlton Avenue
Applicant would like to construct a sunroom and renovations to make home handicap accessible.

VARIANCES REQUIRED:

21-501 Required – 35 foot front yard setback
Proposed – 31.2 foot front yard setback

Required – 25 foot rear yard setback
Proposed – 17.7 foot rear yard setback

21-3 Required – steps can encroach 5 feet into the front yard setback
Proposed – steps encroaching 5.7 feet into the front yard setback

*The architectural drawings show a kitchen and a “mini galley.” Only one kitchen is permitted by ordinance or an additional variance will be required.

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Action to be taken prior to April 15, 2022

Attorney: John DeLuca

9. 21-ZB-43V

Bala Subramanian

Bulk Variance

Block 11701, Lot 9.20; Zone: R-15

14 Waldhaven Court

Applicant would like to reconstruct an existing accessory structure.

VARIANCES REQUIRED:

21-3b (Accessory Structure)

Required – in residential zones, an accessory building shall not exceed 25 feet by 25 feet or 625 square feet

Proposed – an accessory structure 50.21 feet by 27.48 feet or 1,379.77 square feet (existing)

Proposed – an accessory structure 20 feet by 38 feet or 760 square feet (existing)

21-501

Required – maximum building height for an accessory structure, 18 feet

Proposed – an accessory structure 23 feet in height (existing)

Required – 8 foot side yard setback for an accessory structure

Proposed – 6.8 foot side yard setback for an accessory structure (existing)

Required – 8 foot rear yard setback for an accessory structure

Proposed – 7.2 foot rear yard setback for an accessory structure (existing)

Action to be taken prior to February 20, 2022

10. 21-ZB-80V

Alka Srivastava

Bulk Variance

Block 2101, Lot 2.02; Zone: R-20

5 Marissa Court

Applicant would like to construct a deck with partial roof in rear yard.

VARIANCES REQUIRED:

21-501

Required – 150 foot lot depth

Proposed – 100 foot lot depth (existing)

Required – 40 foot front yard setback

Proposed – 31 foot front yard setback (existing)

Required – 30 foot rear yard setback

Proposed – 14.5 foot rear yard setback (deck)

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 (existing)

Action to be taken prior to May 8, 2022

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11. 21-ZB-76V Moon Builders, LLC-**Postponed until March 10, 2022**
Bulk Variance
Block 2003, Lot 13.01; Zone: R-10
30 Stanton Avenue
Applicant proposes to construct a new single family home.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 5,000 square feet (existing)
- Required – 100 foot lot width
Proposed – 50 foot lot width (existing)
- Required – 35 foot front yard setback
Proposed – 14 foot front yard setback (Richmond Street)
- Required – 25 foot rear yard setback
Proposed – 13 foot rear yard setback (deck)
- Required – maximum building coverage 20 percent
Proposed – 20.3 percent building coverage
- 21-613** Required – 100 foot lot frontage
Proposed – 50 foot lot frontage (existing)
- 24-702.3(d)** Required – an enclosed parking space must measure at least 12 feet in width by 20 feet in length and not be obstructed with stairways, landings, etc.
Proposed – a garage measuring less than 12 feet in width by 20 feet in length

Action to be taken prior to May 8, 2022
Attorney: Donald Whitelaw

12. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JAN. 27 2022:**
(a) N/A
13. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JAN. 27, 2022**
14. **ADJOURNMENT**

NEXT SCHEDULED MEETING IS FEBRUARY 24, 2022 AT 7:30PM