

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, FEBRUARY 23, 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. **23-ZB-10V** **Louis Fortunato**
 Bulk Variance
 Block 510, Lot 8; Zone: R-10
 9 Henry Place
 Applicant is here for an as-built garage/addition.

VARIANCES REQUIRED:

21-501 Required – 35 foot front yard setback
 Proposed – 30.8 foot front yard setback
 Proposed – 25 foot front yard setback (steps)

 Required – maximum building coverage 20 percent
 Proposed – 22.3 percent building coverage

Action to be taken prior to May 17, 2023

6. **23-ZB-09V** **Santos Lopez**
 Bulk Variance
 Block 506, Lot 64; Zone: R-7.5
 46 Marcel Lane
 Applicant would like to install a gazebo in the rear yard.

VARIANCES REQUIRED:

21-501 Required – maximum building coverage 20 percent
 Proposed – 21.8 percent building coverage

*A variance was previously granted for the fence under Application #21-ZB-44V.

Action to be taken prior to April 19, 2023

7. **22-ZB-41V** **100 Lakeview Rear, LLC-Postponed to March 9, 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)

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- 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

8. **23-ZB-11V** **Michael Troganowski**
Bulk Variance
Block 1406, Lot 77; Zone: R-7.5
30 Brandywine Circle
Applicant proposes to convert garage into living space.

VARIANCES REQUIRED:

- 21-1102** Required – garage
Proposed – no garage

Action to be taken prior to May 30, 2023

9. **23-ZB-08V** **BANR Assets, LLC**
Bulk Variance
Block 11204, Lot 3; Zone: R-10
380 Park Avenue
Applicant to amend previous Board approved.

VARIANCES REQUIRED:

- 21-501** Required – lot area 10,000 square feet
Proposed – lot area 4,000 square feet *
- Required – 100 foot lot width
Proposed – 40 foot lot width *
- Required – 35 foot front yard setback
Proposed – 34.8 foot front yard setback
- Required – 10 foot side yard setback
Proposed – 6.8 foot side yard setback
- Required – maximum building coverage 20 percent
Proposed – building coverage 24.7 percent *
- 21-613** Required – 100 foot lot frontage
Proposed – 40 foot lot frontage *

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21-1102 Required – garage
Proposed – no garage *

*Variances were previously granted under Application #11-ZB-16V.

Action to be taken prior to May 22, 2023
Attorney: Tim Arch

10. 23-ZB-06V U Dream, LLC
Use Variance & Certificate of Non-Conforming Use
Block 11205, Lot 12.01; Zone: R-10
397-399 Park Avenue
Applicant to retain two existing apartments.

VARIANCES REQUIRED:

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

*The applicant is seeking a certification of non-conforming use or in the alternative, a use variance.

**A certification of non-conforming use was previously granted for the commercial uses on the first floor.

Action to be taken prior to April 22, 2023
Attorney: Tim Arch

11. 22-ZB-108/109V St. Moses & Anba Abraam Coptic Orthodox Church
POSTPONED TO MARCH 23-No further notice required
Preliminary & Final Site Plan; Use Variance
Block 9903, Lot 4.10; Zone: R-20
40 Davidson Road East
Applicant would like to retain existing dome on roof.

VARIANCES REQUIRED:

21-501 Required – maximum building height 35 feet
Proposed – a church 45 feet in height (dome) *

*The height of the church exceeds 10 feet or 10% the maximum allowable height permitted in the zone - 40:55D-70d(6).

**Preliminary and Final Site Plan, a Use and Bulk Variance was previously granted under Application Number 18-ZB-15/16V.

Action to be taken prior to May 17, 2023
Attorney: Kevin Morse

12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF FEB. 9, 2023:

- (a) **22-ZB-94V, Patricia Malcolm; Approved.**
- (b) **22-ZB-75V, Patricia & David Cape; Approved.**
- (c) **22-ZB-105V, Harvey Quinonez; Approved.**
- (d) **22-ZB-104V, Latasha Jones; Approved.**

13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF FEB. 9, 2023.

14. ADJOURNMENT

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