

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, FEBRUARY 24, 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-81V** **Arnaldo Peraza-Postponed to April 14, 2022-MUST NOTICE**
Bulk Variance
Block 106, Lot 1.01; Zone: R-7.5
1438 W 4th Street
Applicant proposed to construct a single story addition.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 20.83 foot front yard setback (West 4th Street)
- 21-601** Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner
Proposed – fence located within the right-of-way (Evona Avenue) (existing)

Action to be taken prior to May 18, 2022

6. **21-ZB-82V** **JSM @ Centennial, LLC**
Interpretation of Zoning Ordinance
Block 5403, Lot 5.07; Zone: R-SC
1350 Centennial Avenue
Applicant would like to lease to Trinity Rehab.

Action to be taken prior to May 29, 2022
Attorney: Irina Elgart

7. **22-ZB-03V** **Craig & Denise Newton-Postponed to March 24-No further notice req**
Certificate on Non-Conforming Use & Use Variance
Block 11206 Lot 6; Zone: R-10
237 Park Avenue
Applicant is seeking a multi-family use.

VARIANCES REQUIRED:

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

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

Action to be taken prior to May 25, 2021
Attorney: Tim Arch

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8. **21-ZB-79V** **Shawn Fitzgerald-Postponed until March 24-No further 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 March 4, 2021

9. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF FEB. 10, 2022:**
- (a) **21-ZB-68V, Bihari Patel; Approved.**
 - (b) **22-ZB-01V, Jonathan Stuhl; Approved.**
 - (c) **21-ZB-83V, Thanh Le; Approved.**
 - (d) **21-ZB-81V, Angela E. Christmas; Approved.**
10. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF FEB. 10, 2022.**
11. **ADJOURNMENT**

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