

**PISCATAWAY TOWNSHIP  
BOARD OF ADJUSTMENT – REGULAR MEETING  
THURSDAY, MARCH 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. 23-ZB-01V Michael Perrella  
Bulk Variance  
Block 2308, Lot 1.01; Zone: R-7.5  
23 Bret Street  
Applicant would like to retain existing fence and shed; corner lot.**

**VARIANCES REQUIRED:**

- 21-501** Required – 60 foot front yard setback for an accessory structure  
Proposed – 2 foot front yard setback for an accessory structure (shed) (Evans Avenue)
- Required – 8 foot side yard setback for an accessory structure  
Proposed – 3.75 foot side yard setback for an accessory structure (shed)
- Required – maximum building coverage 20 percent  
Proposed – building coverage 24.7 percent
- Required – 25 foot rear yard setback  
Proposed – 10 foot rear yard setback (existing) \*
- 21-606** Required – no encroachment into the sight triangle  
Proposed – a portion of the fence located within the sight triangle
- 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 (along the Evans Avenue property line)

\*The opposite of the shorter two frontages is considered the rear yard.

\*\*A variance was previously granted for building coverage under Application#85-ZB-45.

**Action to be taken prior to May 28, 2023**

- 6. 23-ZB-07V Carlos M. Arroyo-Postponed to April 13, 2023-App. Must Notice  
Bulk Variance  
Block 1906, Lot 30.01; Zone: R-7.5  
38 Murray Avenue  
Applicant would like to retain existing fence and accessory building; corner lot.**

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**VARIANCES REQUIRED:**

**21-501**

Required – 8 foot rear yard setback for an accessory structure  
Proposed – 3 foot rear yard setback for an accessory structure (shed and gazebo)

Required – 8 foot side yard setback for an accessory structure  
Proposed – 2.5 foot side yard setback for an accessory structure

Required – 60 foot front yard setback for an accessory structure  
Proposed – 49 foot front yard setback for an accessory structure (Kossuth Street)

Required – minimum lot area 7,500 square feet  
Proposed – lot area 7,498 square feet (existing)

Required – 25 foot front yard setback  
Proposed – 24.7 foot front yard setback (Kossuth Street) (existing)

Required – 8 foot side yard setback  
Proposed – 7.8 foot side yard setback (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 5 foot, chain link fence with slats located within the front yard setback (9 feet from the property line located along Kossuth Street) (existing)

**Action to be taken prior to May 30, 2023**

**7. 23-ZB-13V**

**Deborah Doroteo**

**Bulk Variance**

**Block 1923, Lot 4.01; Zone: R-7.5**

**164 Montgomery Street**

Applicant would like to install a fence within an easement.

**VARIANCES REQUIRED:**

**21-501**

Required – minimum lot area 7,500 square feet  
Proposed – lot area 7,498 square feet (existing)

Required – 8 foot side yard setback  
Proposed – 7 foot side yard setback (existing)

**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 an easement

**Action to be taken prior to June 7, 2023**

**8. 23-ZB-15V**

**Sadaf Ayub Khalid**

**Bulk Variance**

**Block 7802, Lot 67.12; Zone: R-20**

**9 Wembley Place**

Applicant would like to install an above ground pool.

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**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 20,000 square feet  
Proposed – lot area 17,630.57 square feet (existing) \*
- Required – 150 foot lot depth  
Proposed – 126 foot lot depth (existing) \*
- 21-617** Required – a swimming pool shall be located only in the rear yard  
Proposed – a swimming pool located within the front yard (Metlars 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, solid vinyl fence located within the front yard setback line (Metlars Lane) (existing) \*
- 21-621** Required – no shed shall be located within a front yard  
Proposed – a shed located within the front yard (Metlars Lane) (existing) \*

\*Variances previously granted under Application #22-ZB-74V.

**Action to be taken prior to June 15, 2023**

9. 22-ZB-41V 100 Lakeview Rear, LLC-**Postponed to April 27, 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)
- 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**

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, MARCH 9, 2023**

- 10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF FEB. 23, 2023:**
  - a) 23-ZB-10V, Louis Fortunato; Approved.**
  - (b) 23-ZB-09V, Santos Lopez; Approved.**
  - (c) 23-ZB-11V, Michael Trojanowski; Approved.**
  - (d) 23-ZB-08V, BANR Assets, LLC; Approved.**
  - (e) 23-ZB-06V, U Dream, LLC; Approved.**
  
- 11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF FEB. 23, 2023**
  
- 12. ADJOURNMENT**

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