

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, MARCH 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. **22-ZB-06V** **Kendra Bryant-Morrow**
 Bulk Variance
 Block 6802, Lot 7; Zone: R-10
 123 Netherwood Avenue
Applicant would like to convert existing garage into living space and construct a 20’ x 8’ shed in the front yard.

VARIANCES REQUIRED:

21-501 Required – 35 foot front yard setback
 Proposed – 26 foot front yard setback (Beatty Street) (existing)
 Proposed – 24.7 foot front yard setback (Netherwood Avenue) (existing)

 Required – 60 foot front yard setback for an accessory structure
 Proposed – 20 foot front yard setback for an accessory structure (shed) (Beatty Street)

 Required – 8 foot rear yard setback for an accessory structure
 Proposed – 2 foot rear yard setback for an accessory structure (shed)

 Required – maximum building coverage 20 percent
 Proposed – 25 percent building coverage

21-617 Required – a pool shall not be installed within 10 feet of any side or rear yard property line
 Proposed – a pool located 8.5 feet to the rear yard property line (existing)

21-601 Required – no encroachment into the right-of-way
 Proposed – a 6 foot solid fence located within the right-of-way (existing) *

21-1102 Required – garage
 Proposed – no garage

*A portion of the fence may also be located within the sight triangle.

Action to be taken prior to June 1, 2022

6. **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.

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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

7. **22-ZB-02V** **Mario & Viviana Ojeda**
Bulk Variance
Block 1910, Lot 23.01; Zone: R-7.5
147 Montgomery Street

VARIANCES REQUIRED:

- 21-501** Required – 75 foot lot width
Proposed – 30.66 foot lot width (existing)
- Required – 25 foot rear yard setback
Proposed – 8 foot rear yard setback
- Required – maximum building coverage 20 percent
Proposed – 21.9 percent building coverage

- 21-613** Required – 75 foot lot frontage
Proposed – 30.66 foot lot frontage (existing)

Action to be taken prior to June 2, 2022
Attorney: Tim Arch

8. **21-ZB-76V** **Moon Builders, LLC**
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)

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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

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. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF FEB. 24, 2022:**

(a) **21-ZB-82V JSM @ Centennial, LLC, Approved.**

11. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF FEB. 24, 2022**

12. **ADJOURNMENT**

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