

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, MARCH 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. **22-ZB-108/109V St. Moses & Anba Abraam Coptic Orthodox Church
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**

6. **23-ZB-17V Venkat Padullaparthi
Bulk Variance
Block 1401, Block 15.10; R-7.5
2 Tucceri Court
Applicant would like to install a 6' privacy fence, corner lot and in an easement. Retain AC units in side yard setback.**

VARIANCES REQUIRED:

21-601 Required – no encroachment over an easement
Proposed – a fence located over the temporary construction easement

21-606 Required – no fence shall be located within the sight triangle
Proposed – a portion of the fence is 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 5 feet from the property line located along Maple Avenue North

21-627.b Required – an air conditioning unit shall be set back a minimum of 10 feet from any property line
Proposed – air conditioning units located 6.5 feet from the side yard property line

Action to be taken prior to June 25, 2023

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, MARCH 23, 2023

7. **23-ZB-14V Patricia Belloff**
Bulk Variance
Block 7706, Lots 15 & 16; Zone: R-20
30 Suttie Avenue
Applicant would like an addition and expansion to an existing home.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 20,000 square feet
Proposed – lot area 13,840.54 square feet (existing)
- Required – 150 foot lot depth
Proposed – 125 foot lot depth (existing)
- Required – 40 foot front yard setback
Proposed – 29.5 foot front yard setback
Proposed – 27.5 foot front yard setback (covered landing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 1.8 foot side yard setback for an accessory structure (covered wood deck)
Proposed – 2.7 foot side yard setback for an accessory structure (shed)
- 21-1102** Required – paved driveway
Proposed – gravel driveway (existing)
- 24-702.3(d)** Required – each enclosed parking space must measure at least 12 feet in width by 20 feet in length
Proposed – a garage measuring 21.33 in width feet by 19.75 feet in length

Action to be taken prior to June 19, 2023
Attorney: Tim Arch

8. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 9, 2023:**
- (a) **23-ZB-01V, Michael Perrella; Approved.**
 - (b) **23-ZB-13V, Deborah Doroteo; Approved.**
 - (c) **23-ZB-15V, Sadaf Ayub Khalid; Approved.**
9. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 9, 2023.**
10. **ADJOURNMENT**

NEXT SCHEDULED MEETING IS APRIL 13, 2023 AT 7:30PM