

**PISCATAWAY TOWNSHIP  
BOARD OF ADJUSTMENT – REGULAR MEETING  
THURSDAY, MARCH 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. **22-ZB-10V**                    **Gladys Jeszeck**  
   **Bulk Variance**  
   **Block 10503, Lot 6; Zone: R-15**  
   **221 Rivercrest Drive**  
   Applicant proposes to reconstruct existing sunroom into living space; partial second floor addition.

**VARIANCES REQUIRED:**

- 21-501**                    Required – minimum lot area 15,000 square feet  
   Proposed – lot area 12,000 square feet (existing)
- Required – 40 foot front yard setback  
   Proposed – 32 foot front yard setback (covered porch)
- Required – maximum building coverage 20 percent  
   Proposed – 20.28 percent building coverage
- Required – 8 foot side yard setback for an accessory structure  
   Proposed – 5 foot side yard setback for an accessory structure (shed) (existing)
- Required – 8 foot rear yard setback for an accessory structure  
   Proposed – 5 foot rear yard setback for an accessory structure (shed) (existing)

**Action to be taken prior to June 20, 2022**

6. **22-ZB-03V**                    **Craig & Denise Newton-Postponed until April 28, 2022**  
   **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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7.     **21-ZB-79V**                   **Shawn Fitzgerald**  
  **Certificate of Non-Conformity; 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**

8.     **21-ZB-33/34V**               **Lauria Landscaping, LLC-Postponed to April 28, 2022**  
  **Preliminary & Final Site Plan, Use & Bulk Variance,**  
  **Cert. of Non-Conformity**  
  **Block 2101, Lot 10.01; Zone: R-20**  
  **278 Stelton Road**  
  Applicant would like to retain the current landscaping business.

**VARIANCES REQUIRED:**

- 21-501**           Required – use permitted in a residential zone  
                          Proposed – use not permitted in a residential zone (landscaping business) \*  
                          Proposed – use not permitted in a residential zone (metal storage container) \*
- Required – 100 foot lot width  
                          Proposed – 94.17 foot lot width (existing)
- Required – 40 foot front yard setback  
                          Proposed – 23.2 foot front yard setback (existing)
- Required – 15 foot side yard setback  
                          Proposed – 2.2 foot side yard setback (existing)
- Required – 8 foot side yard setback for an accessory structure  
                          Proposed – accessory structure located partially over the property line (chicken coop)  
                          (existing)

- 21-601**           Required – no encroachment into the right-of-way  
                          Proposed – a wall/walkway partially located within the right-of-way (existing)

- 21-613**           Required – 100 foot lot frontage  
                          Proposed – 94.17 foot lot frontage (existing)

**21-3(b) Accessory Building**

- Required – in a residential zone, any single property shall be allowed 2 accessory structures  
                          Proposed – 8 accessory structures (existing)

- Required – an accessory building shall not exceed 25 feet by 25 feet or 625 square feet  
                          Proposed – accessory buildings exceed the maximum allowable size and square footage (existing)

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- 21-1101.2** Required – parking lots for the accommodation of motor vehicles, loading and unloading facilities or the outdoor storage of mechanical equipment or materials in bulk shall not be located nearer to any residential zone than 50 feet  
Proposed – parking lot/outdoor storage located within the residential zone (existing)
- 21-1101.3** Required – automobile parking spaces, all passageways and driveways shall be paved with a hard surface  
Proposed – gravel driveway/parking area (existing)
- 21-1302.3** Required – outdoor storage shall meet all required setbacks for the zone (8 feet from the rear and side yard property lines)  
Proposed – outdoor storage located along the property line

\*The applicant is seeking a certification of non-conforming use or in the alternative, a use variance.  
\*\* No parking spaces or signage is proposed.

**Action to be taken prior to April 4, 2022**  
**Attorney: Aravind Aithal**

9. **22-ZB-05/09V** **Michael Murray**  
**Preliminary & Final Site Plan; Bulk Variance**  
**Block 3101, Lot 26.02; Zone: R-10A**  
**616 William Street**  
Applicant proposes to construct two, 3 story, 6 unit townhouses with garages.

**VARIANCES REQUIRED:**

- 21-1201** Required – signs permitted in a residential zone  
Proposed – a free-standing sign, 12 square feet in area, located 2 feet from the property line

\*Variances were previously granted under Application #20-ZB-64V.  
\*\*The applicant must comply with the State’s Municipal Electric Vehicle Ordinance.

**Action to be taken prior to June 12, 2022**  
**Attorney: Aravind Aithal**

10. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 10, 2022:**
- (a) **22-ZB-06V, Kendra Bryant-Morrow; Approved.**
  - (b) **22-ZB-02V, Mario & Viviana Ojeda; Approved.**
  - (c) **21-ZB-76V, Moon Builders, LLC; Approved.**
11. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 10, 2022.**
12. **ADJOURNMENT**

**NEXT SCHEDULED MEETING IS APRIL 14, 2022 AT 7:30PM**