

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, APRIL 13, 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-21V Shafiq Popal
Bulk Variance
Block 1406, Lot 58; Zone R-7.5
9 Brook Hollow Road
Applicant would like to retain converted garage.**

VARIANCES REQUIRED:

- 21-1102** Required – garage
Proposed – no garage (living space)

Action to be taken prior to June 30, 2023

- 6. 22-ZB-69V Derek Bradshaw & Aida Gonzalez- **Postponed to June 8, 2023**
Bulk Variance
Block 405, Lot 25.01; Zone: R-7.5
1500 Quincey Street
Applicant would like to retain existing fence and shed, corner lot and within
right-of-way easement.**

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 22.3 foot front yard setback (Muriel Avenue North) (existing)
Proposed – 18.55 foot front yard setback (overhang) (Muriel Avenue North) (existing)

- Required – 25 foot rear yard setback
Proposed – 22.1 foot rear yard setback (existing)

- 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, planter and stone curb located within the right-of-way (existing)

- 21-606** Required – no structure is permitted within the sight triangle
Proposed – a fence located within the sight triangle (existing)

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, APRIL 13, 2023

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 line (1.5 feet from Muriel Avenue North & 21.5 feet from Quincy Street) (existing)

Action to be taken prior to June 29, 2023
Attorney: Erica Edwards

7. **22-ZB-12V** **Megha Patel**
Bulk Variance
Block 2006, Lot 11.01; Zone:R-10
14 Linden Place
Applicant would like to install a gazebo and retain shed.

VARIANCES REQUIRED:

21-501 Required – 60 foot front yard setback for an accessory structure
Proposed – 36 foot front yard setback for an accessory structure (gazebo) (Richmond Street)

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

Required – maximum building coverage 20 percent
Proposed – 20.5 percent building coverage

21-619.1 Required – in a residential district, a fence located within the front yard setback line shall not be over 4 feet in height and/or consist of no more than 50 percent solid material
Proposed – a 6-foot high, privacy fence located along the Richmond Street property line *

*A variance was previously granted under Application #21-ZB-13V.

Action to be taken prior to June 30, 2023

8. **23-ZB-07V** **Carlos M. Arroyo-Postponed until May 11, 2023-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.

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)

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, APRIL 13, 2023

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
Attorney: Raymond Camejo

9. 23-ZB-24V Wallace Tillman
Bulk Variance
Block 2501, Lot 10; Zone: R-15
85 North Randolphville Road
Applicant would like to install a 5 foot fence in front yard.

VARIANCES REQUIRED:

21-501 Required – 25 foot rear yard setback
Proposed – 20 foot rear yard setback (deck) (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, aluminum fence located within the front yard setback line

21-621 Required – no shed shall be constructed within 3 feet from any property line
Proposed – shed located 2 ½ feet from the rear yard property line (existing)

Action to be taken prior to July 5, 2023

10. 22-ZB-110V Jamar Neal
Bulk Variance
Block 6404, Lot 8; Zone: RR-1
221 2nd Avenue
Applicant would like to install a fence, corner lot.

VARIANCES REQUIRED:

21-501 Required – 50 foot front yard setback
Proposed – 36.2 foot front yard setback (existing)

Required – 25 foot side yard setback
Proposed – 22.1 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

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, APRIL 13, 2023

Proposed – a 6 foot, solid fence located within the front yard setback line (23 feet from the front yard property line – Brentwood Ave)

Action to be taken prior to July 11, 2023

11. **23-ZB-16V** **Hitesh Bhatt**
Bulk Variance
Block 1920, Lot 29.01; Zone: R-7.5
76 Montgomery Street
Applicant would like to construct a second story addition.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 7,500 square feet
Proposed – lot area 7,497 square feet (existing)
- Required – 25 foot front yard setback
Proposed – 21.8 foot front yard setback (steps) (Tabb Avenue)
Proposed – 17.8 foot front yard setback (steps) (Montgomery Street)
- Required – 8 foot side yard setback
Proposed – 3.8 foot side yard setback (landing)
Proposed – 2.13 foot side yard setback (bilco doors)
- Required – maximum building coverage 20 percent
Proposed – 28 percent building coverage
- 24-702.3** Required – each enclosed space must measure at least 12 feet in width by 20 feet in length
Proposed – garage measuring 13.75 feet in width by 16.21 feet in length.

Action to be taken prior to July 14, 2023

12. **23-ZB-28V** **Adam Burhani**
Bulk Variance
Block 2002, Lot 15.01; Zone: R-10
10 Harmony Street
Applicant would like to retain existing accessory structure and install a 6 foot privacy fence on a corner lot.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed – 34.8 foot front yard setback (Harmony Place) (existing)
Proposed – 18.7 foot front yard setback (Linden Place) (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 1.4 foot side yard setback for an accessory structure (existing)
- Required – 8 foot rear yard setback for an accessory structure
Proposed – 6.5 foot rear yard setback for an accessory structure (existing)

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, APRIL 13, 2023

- 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, vinyl fence located within the front yard setback line (Linden Place)

Action to be taken prior to July 18, 2023

- 13. 23-ZB-26V Kiritkumar Patel**
Bulk Variance
Block 8001, Lot 16; Zone: R-10
1208 Brookside Road
Applicant would like to add a second story addition.

VARIANCES REQUIRED:

- 21-501** Required – 100 foot lot width
Proposed – 83.13 foot lot width (existing)

Required – 10 foot side yard setback
Proposed – 8.7 foot side yard setback

- 21-613** Required – 100 foot lot frontage
Proposed – 83.13 foot lot frontage (existing)

Action to be taken prior to July 19, 2023

- 14. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 23, 2023:**
- (a) 22-ZB-108/109V, St. Moses & Anba Abraam Coptic Orthodox Church; Approved.**
 - (b) 23-ZB-17V, Venkat Padullaparathi; Approved.**
 - (c) 23-ZB-14V, Patricia Belloff; Approved.**

- 15. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 23, 2023**

- 16. ADJOURNMENT**

NEXT SCHEDULED MEETING IS APRIL 27, 2023 AT 7:30 PM