

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, APRIL 14, 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. **21-ZB-81V** **Arnaldo Peraza-Postponed until May 12, 2022-Must Notice**
Bulk Variance
Block 106, Lot 1.01; Zone: R-7.5
1438 W 4th Street
Applicant proposed to construct a single story addition.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 20.83 foot front yard setback (West 4th Street)
- 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 located within the right-of-way (Evona Avenue) (existing)

Action to be taken prior to May 18, 2022

6. **22-ZB-08V** **Vincent Santiago**
Bulk Variance
Block 1009 Lot 75.01 ; Zone: R-7.5
13 Buchman Street
Applicant would like to retain existing deck . Deck was constructed by previous owner.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 7,500 square feet
Proposed – lot area 5,500 square feet (existing)
- Required – 75 foot lot width
Proposed – 50 foot lot width (existing)
- Required – 25 foot front yard setback
Proposed – 18 foot front yard setback (existing)
- Required – 8 foot side yard setback
Proposed – 2.6 foot side yard setback (existing)
- Required – 8 foot rear yard setback for an accessory structure
Proposed – 3.3 foot rear yard setback for an accessory structure (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 3.3 foot side yard setback for an accessory structure (existing)

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Required – maximum building coverage 20 percent
Proposed – 28.4 percent building coverage (existing)

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage (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 6 foot, solid fence located 18 feet from the property line (existing)

21-3(b) Required – in residential zones an accessory building should not exceed 25 feet by 25 feet or 625 square feet
Proposed – an accessory building 26 feet by 16.1 feet (existing)

*The pool and pool equipment must be at least 10 feet from each property line or an additional variance will be required.

Action to be taken prior to June 20, 2022

7. **22-ZB-15V** **Paul Passero**
Bulk Variance
Block 6602, Lot 18; Zone: RR-1
431 2nd Avenue
Applicant would like to install a generator to the side of his home within an easement; existing shed in easement.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 43,000 square feet
Proposed – lot area 21,476.10 square feet (existing)

Required – 150 foot lot width
Proposed – 118.75 foot lot width (existing)

Required – 200 foot lot depth
Proposed – 181.43 foot lot depth (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 – a generator located over an easement
Proposed – a shed, air conditioning unit and walkway located over an easement (existing)

21-613 Required – 150 foot lot frontage
Proposed – 118.75 foot lot frontage (existing)

Action to be taken prior to July 1, 2022

6. **21-ZB-80V** **Alka Srivastava-**WITHDRAWN W/O PREJUDICE****
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

8. **22-ZB-17V** **Michael Dudas**
 Bulk Variance
 Block 1005, Lot 21; Zone: R-7.5
 20 Church Street
 Applicant proposes to reconstruct front landing with steps.

VARIANCES REQUIRED:

- 21-501** Required – 75 foot lot width
Proposed – 50 foot lot width (existing)
- Required – 25 foot front yard setback
Proposed – 11.75 foot front yard setback (steps)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 2.5 foot side yard setback for an accessory structure (garage) (existing)

- 21-613** Required – 75 foot lot frontage
Proposed – 50 foot lot frontage (existing)

Action to be taken prior to July 1, 2022

9. **22-ZB-16V** **Heather Baillie**
 Bulk Variance
 Block 6801, Lot 8.01; Zone: R-10
 23 Netherwood Avenue
 Applicant proposes to construct a two-story addition to an existing single family home.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed – 11.33 foot front yard setback
Proposed – 10.17 foot front yard setback (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 3.9 foot side yard setback for an accessory structure (garage) (existing)

Action to be taken prior to July 16, 2022

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- 10. 22-ZB-18V Sivakumar Natarajan
Bulk Variance
Block 8604, Lot 12; Zone: R-10
2 Arlington Place
Applicant would like to construct a new single family home.**

VARIANCES REQUIRED:

- 21-501** Required – 100 foot lot width
Proposed – 63.5 foot lot width (existing)
- 21-613** Required – 100 foot lot frontage
Proposed – 63.5 foot lot frontage (existing)

Action to be taken prior to July 8, 2022

- 11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 24, 2022:**
- (a) 22-ZB-10V; Gladys Jeszeck; Approved.**
 - (b) 21-ZB-79V, Shawn Fitzgerald; Approved.**
 - (c) 22-ZB-05/09V, Michael Murray; Approved.**
- 12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 24, 2022**
- 13. ADJOURNMENT**

NEXT SCHEDULED MEETING IS APRIL 28, 2022 AT 7:30PM