

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, APRIL 27, 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-27V** **Yadira Pineda**
 Bulk Variance
 Block 2004, Lot 4; Zone: R-10
 306 William Street
 Applicant would like to construct a second story addition.

VARIANCES REQUIRED:

21-501 Required – 100 foot lot width
 Proposed – 65 foot lot width (existing)

 Required – 35 foot front yard setback
 Proposed – 34.84 foot front yard setback
 Proposed – 30 foot front yard setback (porch) (existing)

 Required – 10 foot side yard setback
 Proposed – 3.02 foot side yard setback (garage) (existing)

21-613 Required – 100 foot lot frontage
 Proposed – 65 foot lot frontage (existing)

Action to be taken prior to July 18, 2023

6. **23-ZB-29V** **Christine Meketen**
 Bulk Variance
 Block 8404, Lot 5; Zone: R-10
 17 Water Street
 Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

21-501 Required – 100 foot lot width
 Proposed – 80 foot lot width

21-613 Required – 100 foot lot frontage
 Proposed – 80 foot lot frontage

21-1102 Required – garage
 Proposed – no garage *

*At least one space shall be provided which shall be within an enclosed garage.

Action to be taken prior to July 18, 2023

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, APRIL 27, 2023

7. **23-ZB-30V** **Javesh & Rina Patel**
Bulk Variance
Block 2602, Lot 33; Zone: R-10
184 Dunn Avenue
Applicant would like to install a fence within an easement.

VARIANCES REQUIRED:

- 21-619.1** 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 a sanitary sewer easement

*Variances were previously granted under Application #19-ZB-36V.

Action to be taken prior to July 19, 2023

8. **22-ZB-82V** **Evestar Properties, LLC-Postponed to May 25, 2023**
Bulk Variance
Block 810, Lot 1.01; Zone: R-10
513 South Washington Avenue
Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 6,432 square feet (existing)
- Required – 100 foot lot width
Proposed – 50 foot lot width (existing)
- Required – 35 foot front yard setback
Proposed – 7 foot front yard setback (porch)
Proposed – 4.5 foot front yard setback (steps)
- Required – 25 foot rear yard setback
Proposed – 24 foot rear yard setback (overhang) *
- Required – maximum building coverage 20 percent
Proposed – 25.4% percent building coverage

- 21-613** Required – 100 foot lot frontage
Proposed – 50 foot lot frontage (existing)

- 21-627** Required – air-conditioning unit must be a minimum of 10 feet from any property line and screened with fencing and/or plantings
Proposed – air-conditioning unit 6.5 feet from the property line and not screened

- 24-702.3(d)** Required – an enclosed parking space must measure at least 12 feet in width by 20 feet in length with no obstructions
Proposed – an enclosed parking space measuring less than 12 feet in width by 20 feet in length

*Any roof overhang beyond 18 inches must comply with the principal structure setback requirements and also be included in the calculation for building coverage.

Action to be taken prior to June 3, 2023
Attorney: Brian Schwartz

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, APRIL 27, 2023

9. 23-ZB-23V Martha Sanders
Certificate of Non-Conformity
Block 215, Lot 15.01; Zone: R-7.5
339 Rock Avenue
Applicant would like to retain the use of a two-family home.

VARIANCES REQUIRED:

- 21-501** Required – single-family residential use
Proposed – two-family use *

*The applicant is seeking a certification of non-conforming use.

Action to be taken prior to July 3, 2023

10. 22-ZB-41V 100 Lakeview Rear, LLC-**Postponed to May 11, 2023** (No further notice)
Bulk Variances
Block 1406, Lot 45.04; R-7.5
100 Lakeview Avenue
Applicant would like to renovate existing home as a pool house and construct a new single family home on the property.

VARIANCES REQUIRED:

21-3b Accessory Building

- Required – an accessory building shall not exceed 25 feet by 25 feet or 625 square feet
Proposed – an accessory building 71 feet by 40 feet or 2,068 square feet (pool house/deck)

- 21-501** Required – maximum height of an accessory structure, 18 feet
Proposed – an accessory structure 24 feet in height (pool house)

- 21-602** Required – every building shall be built upon a lot with frontage upon a public or private street
Proposed – no frontage on public/private street

- 21-1101.3** Required – paved driveway
Proposed – stone driveway

*As required under 40:55D-35 of the NJ Municipal Land Use Law, no permit for the erection of any building or structure shall be issued unless the lot abuts a street giving access to such proposed building or structure.

Action to be taken prior to May 12, 2023

Attorney: Lawrence Sachs

11. 18-ZB-37V 500 New Market Road, LLC
Certificate of Non-Conforming Use
Block 912, Lot 6; Zone: R-7.5
500 New Market Road
Applicant would like to retain use as a motor-vehicle repair shop, 2 retail stores and three (3) residential apartments.

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, APRIL 27, 2023

VARIANCES REQUIRED:

- 21-501** Required – use permitted in a residential (R-7.5) zone
Proposed – use not permitted in zone (motor vehicle repair shop, 2 retail stores and 3 residential apartments) *

* The applicant is seeking a certification of a non-conforming use.

Action to be taken prior to May 12, 2023
Attorney: John Sullivan

12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF APRIL 13, 2023:

- (a) **23-ZB-21V, Shafiq Popal; Approved.**
- (b) **23-ZB-12V, Megha Patel; Approved.**
- (c) **23-ZB-24V, Wallace Tillman; Denied.**
- (d) **22-ZB-110V, Jamar Neal; Approved.**
- (e) **23-ZB-28V, Adam Burhani; Approved.**
- (f) **23-ZB-26V, Kiritkumar Patel; Approved.**

13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF APRIL 13, 2023.

14. ADJOURNMENT

NEXT SCHEDULED MEETING IS MAY 11, 2023 AT 7:30 PM