

**PISCATAWAY TOWNSHIP  
BOARD OF ADJUSTMENT – REGULAR MEETING  
THURSDAY, APRIL 28, 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-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**

6. **21-ZB-43V**

**Bala Subramanian**

**Bulk Variance**

**Block 11701, Lot 9.20; Zone: R-15**

**14 Waldhaven Court**

Applicant would like to reconstruct an existing accessory structure.

**VARIANCES REQUIRED:**

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

Required – in residential zones, an accessory building shall not exceed 25 feet by 25 feet or 625 square feet

Proposed – an accessory structure 50.21 feet by 27.48 feet or 1,379.77 square feet (existing)

Proposed – an accessory structure 20 feet by 38 feet or 760 square feet (existing)

**21-501**

Required – maximum building height for an accessory structure, 18 feet

Proposed – an accessory structure 23 feet in height (existing)

Required – 8 foot side yard setback for an accessory structure

Proposed – 6.8 foot side yard setback for an accessory structure (existing)

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Required – 8 foot rear yard setback for an accessory structure  
Proposed – 7.2 foot rear yard setback for an accessory structure (existing)

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

7. 22-Zb-22V

**Jason Dolphin**  
**Bulk Variance**  
**Block 9402, Lot 7; Zone: R-20**  
**124 Sturbridge Drive**

Applicant proposes to install an accessory shed in rear yard.

**VARIANCES REQUIRED:**

**21-501**

Required – minimum lot area 20,000 square feet  
Proposed – lot area 13,036.68 square feet (existing)

Required – 150 foot lot depth  
Proposed – 125 foot lot depth (existing)

Required – 40 foot front yard setback  
Proposed – 35 foot front yard setback (existing)

Required – 15 foot side yard setback  
Proposed – 12.2 foot side yard setback (existing)

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

Required – 8 foot side yard setback for an accessory structure  
Proposed – 5 foot side yard setback for an accessory structure (shed)

**Action to be taken by August 2, 2022**

8. 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**

9. 22-ZB-11/12V

**D. F. Osborne Construction**  
**Minor Site Plan & Bulk Variance**  
**Block 5601 Lot 1.02; Zone: SC**  
**1280 Centennial Avenue**

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\*Applicant is seeking to install electric vehicle charging stations.

**VARIANCES REQUIRED:**

- 21-501** Required – 100 foot front yard setback for an accessory structure  
Proposed – 11.83 foot front yard setback for an accessory structure (switch gear)  
Proposed – 14.18 foot front yard setback for an accessory structure (transformer)  
Proposed – 30.92 foot front yard setback for an accessory structure (charging stations)
- Required – 50 foot side yard setback for an accessory structure  
Proposed – 18 foot side yard setback for an accessory structure (transformer)

\*A use variance and bulk variances were previously granted by the Zoning Board of Adjustment.

**Action to be taken prior to July 4, 2021**  
**Attorney: Michael Bonner**

10. 22-ZB-03V                      **Craig & Denise Newton**  
**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**

11. 22-ZB-20V                      **Maxim Real Estates, LLC**  
**Use Variance**  
**Block 911, Lot 15; Zone: R-7.5**  
**245 William Street**  
Applicant requests use variance to reconstruct a 3 family home.

**VARIANCES REQUIRED:**

- 21-501** Required – single-family residential use  
Proposed – three-family use \*

**Action to be taken prior to August 7, 2021**  
**Attorney: Steven Herman**

12. 21-ZB-33/34V                      **Lauria Landscaping, LLC**  
**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.

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**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)

**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**

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, APRIL 28, 2022**

- 13. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF APRIL 14, 2022:**
  - (a) 22-ZB-08V, Vincent Santiago; Approved.**
  - (b) 22-ZB-15V, Paul Passero; Approved.**
  - (c) 21-ZB-80V, Alka Srivastava; Withdrawn.**
  - (d) 22-ZB-18V, Sivakumar Natarajan; Approved.**
  
- 14. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF APRIL 14, 2022.**
  
- 15. ADJOURNMENT**

**NEXT SCHEDULED MEETING IS MAY 12, 2022 AT 7:30PM**