

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, MAY 11, 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-25V Gulle Centeno-Almonte & Baltazar Almonte
Bulk Variance
Block 7110, Lot 10.01; Zone: R-10
9 Rye Street**

Applicant would like to construct a two story addition & garage and retain the fence within the easement.

VARIANCES REQUIRED:

21-501 Required – 25 foot rear yard setback
Proposed – 24 foot rear yard setback

21-601 Required – no open space, municipal drainage way, right-of-way or easement contiguous to any building shall be encroached upon or reduced in any manner
Proposed – a fence located over an easement

21-617 Required – a pool shall only be located in a the rear yard
Proposed – a pool located in the side yard

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 fence located within the front yard setback line

Action to be taken prior to July 21, 2023

**6. 23-ZB-07V Carlos M. Arroyo
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

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Required – 60 foot front yard setback for an accessory structure
Proposed – 49 foot front yard setback for an accessory structure (Kossuth Street)

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

7. 23-ZB-34V

Sivakumar Mathusoodana
Bulk Variance
Block 8201, Lot 1.04; Zone: R-10
1111 Brookside Road

Applicant would like to convert existing garage into living space, construct a new two-car attached garage and a fence encroaching in the front yard.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 10,000 square feet
Proposed – lot area 8,912.41 square feet (existing)

Required – minimum lot depth 100 feet
Proposed – lot depth 84 feet (existing)

Required – 35 foot front yard setback
Proposed – 32.7 foot front yard setback
Proposed – 25 foot front yard setback (steps) (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 fence located within the front yard setback line (30.7 feet from the front yard property line)

Action to be taken prior to August 1, 2023

8. 23-ZB-37V

Joel Coria (JRJ Fence)
Bulk Variance
Block 7508, Lot 8; Zone: R-15
961 East Lincoln Avenue

Applicant would like to install a 6' privacy fence on a corner lot within an easement; retain existing shed in easement.

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VARIANCES REQUIRED:

21-501 Required – minimum lot area 15,000 square feet
Proposed – lot area 10,062.36 square feet (existing)

Required – 100 foot lot width
Proposed – 83.5 foot lot width (existing)

Required – 40 foot front yard setback
Proposed – 39 foot front yard setback (existing)

Required – 25 foot rear yard setback
Proposed – 12 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 – a fence and shed located over an easement

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 11 feet from the front yard property line

Action to be taken prior to August , 2023

9. 23-ZB -38V Nick Musumecchi
Bulk Variance
Block 6812, Lot 12; Zone: R-10
302 Plainfield Avenue
Applicant would like to install an above ground pool.

VARIANCES REQUIRED:

21-501 Required – 35 foot front yard setback
Proposed – 29 foot front yard setback (Plainfield Ave) (existing)
Proposed – 34.4 foot front yard setback (Cooper Street) (existing)

Required – 10 foot side yard setback
Proposed – 4.99 foot side yard setback (existing)

21-617 Required – a pool shall not be installed within 10 feet of any side or rear yard property line
Proposed – a pool located 7 feet from the side yard property line and 6 feet from the rear yard property line

21-621 Required – no shed shall be located within a front yard
Proposed – shed located within a front yard (existing)

Action to be taken prior to August 16, 2023

10. 23-ZB-41V Raul Alarcon
Bulk Variance
Block 809, Lot 24.01; Zone: R-7.5
97 11th Street
Applicant would like to install a 6' privacy fence on a corner lot.

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VARIANCES REQUIRED:

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 (Washington Avenue)

Action to be taken prior to August 16, 2023

**11. 23-ZB-39V Neville Indar
Bulk Variance
Block 3603, Lot 2; Zone: R-10
16 Primrose Lane**
Applicant would like to install a 12' x 14' pavilion.

VARIANCES REQUIRED:

21-501 Required – 35 foot front yard setback
Proposed – 32 foot front yard setback (pavilion)

Required – 25 foot rear yard setback
Proposed – 12 foot rear yard setback (pavilion)
Proposed – 14 foot rear yard setback (deck) (existing) *

*A variance was previously granted under Application #06-ZB-41V.

Action to be taken prior to August 19, 2023

**12. 23-ZB-40V Yale Street Wrestling Club, LLC
Bulk Variance
Block 303, Lot 42.01; Zone: R-7.5
1790 W 7th Street**
Applicant would like to install a façade sign.

VARIANCES REQUIRED:

21-1201 Required – signs permitted in residential zones
Proposed – a façade sign, 36 square feet in area

*Approval for preliminary and final site plan, use and bulk variances was previously granted under Application #22-ZB-07/23V.

Attorney: Michael Hoefs

Action to be taken prior to August 16, 2023

**13. 22-ZB-41V 100 Lakeview Rear, LLC-Postponed to June 22, 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)

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- 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 August 12, 2023
Attorney: Lawrence Sachs

- 14. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF APRIL 27, 2023:**
- (a) 23-ZB-27V, Yadria Pineda; Approved.**
 - (b) 23-ZB-29V, Christine Meketen; Approved.**
 - (c) 23-ZB-30V, Jayesh & Rina Patel; Approved.**
 - (d) 18-ZB-37V, 500 New Market Road, LLC; Approved.**
- 15. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF APRIL 27, 2023**
- 16. ADJOURNMENT**

NEXT SCHEDULED MEETING IS MAY 25, 2023 AT 7:30 PM