

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, MAY 12, 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 June 23, 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-27V** **Mohamed Towfiek**
Bulk Variance
Block
968 E. Lincoln Avenue
Applicant would like to install a fence within an easement.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 15,000 square feet
Proposed – lot area 11,863.80 square feet (existing)
- Required – 100 foot lot width
Proposed – 91.26 foot lot width (existing)
- Required – 40 foot front yard setback
Proposed – 39.3 foot front yard setback (existing)
- 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 municipal easement
Proposed – wood tiles and a portion of the driveway located over the municipal easement (existing)
- 21-613** Required – 100 foot lot frontage
Proposed – 91.26 foot lot frontage (existing)

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21-1101.3 Required – paved driveway
Proposed – gravel driveway (existing)

Action to be taken prior to July 28, 2022

7. **22-ZB-30V** **Jawad A. Hafeez**
Bulk Variance
Block 1703, Lot 6; Zone: R-7.5
4 Strawberry Lane
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 municipal easement
Proposed – an air conditioning unit located over a municipal easement (existing)

Action to be taken prior to July 28, 2022

8. **22-ZB-31V** **Cesar L. Jose**
Bulk Variance
Block 1818, Lot 66; Zone: R-7.5
40 Cumberland Road
Applicant would like to install a shed.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 7,500 square feet
Proposed – lot area 6,670 square feet (existing)

Required – 75 foot lot width
Proposed – 62.5 foot lot width (existing)

Required – maximum building coverage 20 percent
Proposed – 26.7 percent building coverage

21-613 Required – 75 foot lot frontage
Proposed – 62.5 foot lot frontage (existing)

Action to be taken prior to July 29, 2022

9. **22-ZB-32V** **Laxmi N. Vedula**
Bulk Variance
Block 8405, Lot 14.04; Zone: R-10
2 Water Street
Applicant would like to install a 6' privacy fence in the front yard setback; corner lot.

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

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Proposed – a 6 foot, vinyl fence located within the front yard setback line (3 feet from Poplar Road)

Action to be taken prior to August 1, 2022

10. 22-ZB-24V

Rajat Kumar
Bulk Variance
Block 8502, Lot 14; Zone: R-10
517 New Durham Road

Applicant would like to construct a two story addition.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 10,000 square feet

Proposed – lot area 9,375 square feet (existing)

Required – 100 foot lot width

Proposed – 75 foot lot width (existing)

Required – 35 foot front yard setback

Proposed – 28.5 foot front yard setback

Required – 8 foot rear yard setback for an accessory structure

Proposed – 4 foot rear yard setback for an accessory structure (shed) (existing)

Required – 8 foot side yard setback for an accessory structure

Proposed – 3 foot side yard setback for an accessory structure (shed) (existing)

21-613

Required – 100 foot lot frontage

Proposed – 75 foot lot frontage (existing)

Action to be taken prior to August 1, 2022

11. 22-ZB-29V

Vijay Singhal-Postponed until June 9, 2022-No further notice req.

Bulk Variance
Block 6601, Lot 15; Zone: RR-1
446 2nd Avenue

Applicant proposes to construct a new single family home.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 43,000 square feet

Proposed – lot area 13,061.61 square feet (existing)

Required – 150 foot lot width

Proposed – 75 foot lot width (existing)

Required – 200 foot lot depth

Proposed – 175 foot lot depth (existing)

Required – 25 foot side yard setback

Proposed – 13.36 foot side yard setback

Required – 50 foot rear yard setback

Proposed – 32 foot rear yard setback (porch)

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Required – maximum building coverage 20 percent
Proposed – 22.43 percent building coverage

21-613 Required – 150 foot lot frontage
Proposed – 75 foot lot frontage (existing)

21-628 Required – an outdoor accessibility ramp may encroach into the required setback by 50 percent (12.5 feet)
Proposed – an outdoor accessibility ramp 9 feet from the side yard setback

Action to be taken prior to August 1, 2022
Attorney: Tim Arch

12. 22-ZB-34V **Stephen J. Veliky**
Bulk Variance
Block 109, Lot 80.01; Zone: R-7.5
433 Rushmore Avenue
Applicant would like to construct an 18 foot by 34 foot detached garage.

VARIANCES REQUIRED:

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 18 feet by 34 feet or 612 square feet

21-501 Required – 75 foot lot width
Proposed – 44 foot lot width (existing)

Required – 8 foot side yard setback for an accessory structure
Proposed – 4 foot side yard setback for an accessory structure (garage)

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 planters located within the right-of-way (existing)

21-613 Required – 75 foot lot frontage
Proposed – 40 foot lot frontage (existing)

Action to be taken by August 9, 2022

13. 22-ZB-33V **Paul Cotterill**
Bulk Variance
Block 1926, Lot 36.01; Zone: R-7.5
146 Murray Avenue
Applicant proposes to construct an addition and deck, retain existing fence in the front yard; corner lot.

VARIANCES REQUIRED:

21-501 Required – 25 foot front yard setback
Proposed – 14.7 foot front yard setback (deck) (Poe Place)
Proposed – 24.5 foot front yard setback (Murray Avenue) (existing)

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Required – 8 foot rear yard setback for an accessory structure
Proposed – 4.4 foot rear yard setback for an accessory structure (garage) (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 1.7 feet from the property line (Poe Place) (existing)

Action to be taken by August 9, 2022

**14. 22-ZB-28V Dharmen Patel
Bulk Variance
Block 5901, Lot 24; Zone: R-20
2 Ambrose Valley Lane**
Applicant proposes to install a privacy fence within an easement on a corner lot; construct a sunroom and deck, undersized lot.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 20,000 square feet
Proposed – lot area 17,907 square feet (existing)

Required – 150 foot lot depth
Proposed – 135 foot lot depth (existing)

Required – 30 foot rear yard setback
Proposed – 14.8 foot rear yard setback

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 municipal easement

Action to be taken by August 10, 2022

15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF APRIL 28, 2022:

- (a) **22-ZB-17V, Michael Dudas; Approved.**
- (b) **21-ZB-43V, Bala Subramanian; Denied.**
- (c) **22-ZB-22V, Jason Dolphin; Approved.**
- (d) **22-ZB-16V, Heather Baillie; Approved.**
- (e) **22-ZB-03V, Craig & Denise Newton; Approved for a two-family home.**
- (f) **22-ZB-20V, Maxim Real Estate, LLC; Approved.**
- (g) **21-ZB-33/34V, Lauria Landscaping; Approved.**

16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF APRIL 28, 2022

17. ADJOURNMENT

NEXT SCHEDULED MEETING IS MAY 26, 2022 AT 7:30PM