

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, MAY 25, 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-42V Aatif & Jubida Qureshi
Bulk Variance
Block 7701, Lot 4.10; Zone: R-10
16 Holly 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 storm sewer easement

Action to be taken prior to August 31, 2023

6. **23-ZB-49V Mukesh & Aikta Sethi
Bulk Variance
Block 3601, Lot 9.09; Zone: R-10
35 Ballas Lane**

Applicant would like to retain existing roof over front porch.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed – 28.7 foot front yard setback

Action to be taken prior to August 31, 2023

7. **22-ZB-82V Evestar Properties, LLC
Bulk Variance
Block 810, Lot 1.01; Zone: R-10
513 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 – 12.9 foot front yard setback (11th Street)

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

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

8. **23-ZB-31/33V Colgate Palmolive Corporation**
Preliminary & Final Site Plan, Bulk Variance.
Block 11701, Lot 16.05; Zone: ER
909 River Road
Applicant would like to install ground based solar arrays.

VARIANCES REQUIRED:

- 21-1014.3b(4)** Required – ground arrays not to exceed a height of 10 feet in non-residential zones
Proposed – ground arrays 28 feet in height **
- 21-1014.3(b)(2)** Required – ground arrays shall not be permitted in a front yard
Proposed – ground arrays located within a front yard **
- 21-1014.4f** Required – structures supporting solar panels in parking lots shall not exceed 10 feet in height
Proposed – ground arrays 28 feet in height
- Required – structures supporting solar panels in parking lots shall not cover or obstruct any parking access aisles
Proposed – ground arrays will cover or partially cover parking access aisles
- 21-501** Required – maximum height of an accessory structure in the E-R zone is 25 feet
Proposed – ground arrays 28 feet in height

** All of the conditions of the conditional use standards have not been met. A use variance is required per N.J.S.A. 40:55D-70(D)(3).

Action to be taken prior to August 3, 2023
Attorney: Sandy Galacio

9. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 11, 2023:**
- (a) **23-ZB-25V, Gulle Centeno-Almonte & Baltazar Almonte; Approved.**
 - (b) **23-ZB-34V, Sivakumar Mathusoodana; Approved.**
 - (c) **23-ZB-37V, Joel Coria; Approved.**
 - (d) **23-ZB -38V, Nick Musumecci; Approved.**
 - (e) **23-ZB-41V, Raul Alarcon; Approved.**
 - (f) **23-ZB-39V, Neville Indar; Approved.**
 - (g) **23-ZB-40V, Yale Street Wrestling Club, LLC; Approved.**
10. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 11, 2023.**
11. **ADJOURNMENT**

NEXT SCHEDULED MEETING IS JUNE 8, 2023 AT 7:30 PM