

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, MAY 26, 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-37V** **Arif Mustaffa Akther**
 Bulk Variance
 Block 8308, Lot 2; Zone: R-10
 45 Lillian Terrace

Applicant proposes to install a 6' privacy fence within an easement.

VARIANCES REQUIRED:

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 located over a municipal 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 along the property line (Tuxedo Avenue)

Action to be taken by August 10, 2022

6. **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

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7. 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

8. 22-ZB-33V **Paul Cotterill-Postponed until June 9, 2022**
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)
- 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

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9. **22-ZB-11/12V D. F. Osborne Construction -Postponed to June 23, 2022**
Minor Site Plan & Bulk Variance
Block 5601 Lot 1.02; Zone: SC
1280 Centennial Avenue
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. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 12, 2022:

- (a) **22-ZB-27V, Mohamed Towfiek; Approved.**
- (b) **22-ZB-30V, Jawad Hafeez; Approved.**
- (c) **22-ZB-31V, Cesar L. Jose; Approved.**
- (d) **22-ZB-32V, Laxmi N. Vedula; Approved**
- (e) **22-ZB-28V, Dharmen Patel; Approved.**

11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 12, 2022.

12. ADJOURNMENT

NEXT SCHEDULED MEETING IS JUNE 9, 2022 AT 7:30PM