

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, JUNE 9, 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-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)
- 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

6. **22-ZB-39V** **Rinkesh Patel-Postponed until June 23, 2022-Must Notice**
 Bulk Variance
 Block 8308, Lot 3; Zone: R-10
 41 Lillian Terrace
 Applicant proposed to install a 6' fence in an easement and within the front yard setback; corner lot.

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 within the front yard setback line (Tuxedo Avenue)

Action to be taken prior to September 7, 2022

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7. **22-ZB-42V** **Carl Walton**
Bulk Variance
Block 603, Lot 42.01; Zone: R-7.5
1812 West 7th Street
Applicant would like to replace existing 6' fence, retain existing deck, garage, shed, pool and other existing variances.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 23.2 foot front yard setback (existing)
- Required – 75 foot lot depth
Proposed – 70 foot lot depth (existing)
- Required – 8 foot side yard setback
Proposed – 1 foot side yard setback (deck) (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 3.4 foot side yard setback for an accessory structure (garage) (existing)
Proposed – 1.9 foot side yard setback for an accessory structure (shed) (existing)
- Required – 8 foot rear yard setback for an accessory structure
Proposed – 2 foot rear yard setback for an accessory structure (shed) (existing)
- 21-617** Required – a pool shall be located only in the rear yard
Proposed – a pool located in the side yard (existing)
- Required – a pool shall not be installed within 10 feet of the property line
Proposed – a pool located 6 feet from the property line (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, vinyl fence located within the front yard setback line (23.2 feet from W 7th Street)

Action to be taken prior to September 15, 2022

8. **22-ZB-29V** **Vijay Singhal-Postponed until June 23, 2022** No further notice required
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)

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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)

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**

9. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 26, 2022:

- (a) **22-ZB-37V, Arif Mustaffa Akther; Approved.**
- (b) **22-ZB-34V, Stephen J. Veliky; Approved.**
- (c) **22-ZB-24V, Rajat Kumar; Approved.**

10. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 26, 2022

11. ADJOURNMENT

NEXT SCHEDULED MEETING IS JUNE 23, 2022 AT 7:30PM