

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, JUNE 22, 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-59V**

Charlene Jones

Bulk Variance

Block 1209, Lot 6; Zone: R-10

259 Grant Avenue

Applicant would like to retain existing pool and construct two additions.

VARIANCES REQUIRED:

21-501

Required – 25 foot rear yard setback

Proposed – 11 foot rear yard setback *

21-617

Required – a pool shall not be located closer than 10 feet to the property line

Proposed – a pool located 6.5 feet to 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 (existing) **

*The opposite of the shortest frontage is considered the rear yard.

**A variance was previously granted under Application # 15-ZB-10V and an approval dated 8/28/74.

6. **23-ZB-32V**

Elizabeth Jorge

Bulk Variance

Block 2206, Lot 43.01; Zone: R-7.5

37 Murray Avenue

Applicant would like to install a shed.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 7,500 square feet

Proposed – lot area 5,088.41 square feet (existing)

Required – 75 foot lot width

Proposed – 50 foot lot width (existing)

Required – 25 foot front yard setback

Proposed – 14 foot front yard setback (Kossuth Street) (existing)

Proposed – 18.5 foot front yard setback (steps) (Murray Ave) (existing)

Required – 8 foot side yard setback

Proposed – 5 foot side yard setback (existing)

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Required – maximum building coverage 20 percent
Proposed – 24 percent building coverage

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage (existing)

Action to be taken prior to July 21, 2023

7. **23-ZB-07V** **Carlos M. Arroyo-Postponed; no date given at this time.**
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.

Action to be taken prior to May 30, 2023 (Expired)
Attorney: Raymond Camejo

8. **23-ZB-23V** **Martha Sanders-Postponed to Aug. 10, 2023-No further notice**
Certificate of Non-Conformity
Block 215, Lot 15.01; Zone: R-7.5
339 Rock Avenue
Applicant would like to retain the use of a two-family home.

VARIANCES REQUIRED:

21-501 Required – single-family residential use
Proposed – two-family use *

*The applicant is seeking a certification of non-conforming use.

Action to be taken prior to July 3, 2023

9. **22-ZB-41V** **100 Lakeview Rear, LLC-Postponed until Aug. 10, 2023**
Bulk Variances *No further notice
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)

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

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*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

10. 23-ZB-60V Transcontinental Steel, Inc.
Temporary Use Variance
Block 805, Lot 31; Zone: LI-1
201 11th Street
Applicant would like obtain a temporary use of the property for a steel fabrication business with outdoor storage.

Action to be taken prior to October 12, 2023
Attorney: Kevin Morse

11. 23-ZB-54V 33 Clawson Owner, LLC
Temporary Use Variance
Block 3401, Lot 12.02; Zone: LI-1
33 Clawson Street
Applicant would like a temporary use variance to park empty trailers for six (6) months.

VARIANCES REQUIRED:

21-501 Required – use permitted in zone
Proposed – use not permitted in zone (truck terminal/tractor trailer parking) *

*The applicant is seeking a temporary use approval.

Action to be taken prior to September 20, 2023

12. 23-ZB-62V New York SYMSA Verizon Wireless
Interpretation of the Zoning Ordinance or Appeal of Z.O. Decision
Block 6003, Lot 12.01; Zone: BP-1
377 Hoes Lane
Applicant would like to upgrade existing equipment.

Action to be taken prior to October 4, 2023
Attorney: Edward Purcell

13. 23-ZB-18/19V LNR Properties, LLC-**Postponed until Aug. 10, 2023-Must Notice**
Minor Subdivision, Use & Bulk Variance
Block 3805, Lot 1.01; Zone: R-10
60 Normandy Drive
Applicant would like to subdivide the property, retain existing home and construct a duplex.

VARIANCES REQUIRED:

Proposed Lot A

21-501 Required – use permitted in zone
Proposed – use not permitted in zone (duplex) *

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Required – minimum lot area 10,000 square feet
Proposed – lot area 9,596 square feet

Required – 100 foot lot depth
Proposed – 55.89 foot lot depth

Required – 35 foot front yard setback
Proposed – 9.56 foot front yard setback (Normandy Drive)
Proposed – 7.5 foot front yard setback (steps) (Normandy Drive)
Proposed – 25 foot front yard setback (Hancock Road)

Required – maximum building coverage 20 percent
Proposed – building coverage 22.2 percent

21-601 Required – no encroachment in to the Township right-of-way
Proposed – encroachments into the right-of-way

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

24-702.3 Required – each enclosed space must measure at least 12 feet in width by 20 feet in length with no obstructions
Proposed – garages measuring less than 12 feet in width by 20 feet in length (steps)

Proposed Lot B

21- 501 Required – minimum lot area 10,000 square feet
Proposed – lot area 5,812 square feet

Required – 100 foot lot depth
Proposed – 55.97 foot lot depth

Required – 35 foot front yard setback
Proposed – 6.24 foot front yard setback (covered porch)

Required – 25 foot rear yard setback
Proposed – 1.1 foot rear yard setback

Required – maximum building coverage 20 percent
Proposed – building coverage 38 percent

21-601 Required – no encroachment in to the Township right-of-way
Proposed – encroachments into the right-of-way

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 solid vinyl fence located within the front yard setback line

*A use variance is required.

Action to be taken prior to September 22, 2023
Attorney: John Wiley

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- 14. 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**

15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JUNE 8, 2023:

- (a) 23-ZB-16V, Hitesh Bhatt; Approved.**
- (b) 23-ZB-44V, Alpesh Patel; Approved.**
- (c) 23-ZB-56V, Beth Belardo; Approved.**

16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 8, 2023

17. ADJOURNMENT

NEXT SCHEDULED MEETING IS JULY 13, 2023 AT 7:30 PM