

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, JUNE 23, 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 July 14, 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 August 18, 2022

6. **22-ZB-45V** **Michele Lombardi-Postponed until July 14, 2022**
Bulk Variance
Block 1503, Lot 108; Zone: R-7.5
76 Carlton Avenue
Applicant would like to construct a roof over existing patio.

VARIANCES REQUIRED:

- 21-501** Required – maximum building coverage 20 percent
Proposed – building coverage 25.4 percent
- Required – 8 foot side yard setback
Proposed – 7.8 foot side yard setback (existing)

Action to be taken prior to September 30, 2022

7. **22-ZB-39V** **Rinkesh Patel**
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

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JUNE 23, 2022

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

8. **22-ZB-44V** **New York SMSA Limited Partnership d/b/a Verizon Wireless**
Interpretation of Zoning Ordinance
Block 1810, Lot 1.01; Zone: LI-1
135 Fleming Street
Applicant would like to upgrade existing communication equipment.
Action to be taken by October 2, 2022
Attorney: Edward Purcell

9. **22-ZB-38V** **Lori Sempervive-Postponed to Aug. 11, 2022-No further notice**
Certificate of Non-Conformity
Block 603, Lot 96.01; Zone: R-7.5
1916 W 7th Street
Applicant is seeking a certificate for 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 4, 2021
Attorney: John Sullivan

10. **21-ZB-57/58V** **28 Howard Street Holdings, LLC**
Prel. & Final Site Plan, Use & Bulk Variances
Block 1101, Lot 51.01; Zone: M-1 & R-7.5
28 Howard Street
Applicant proposes variances site work.

VARIANCES REQUIRED:

21-501 Required – use permitted in zone
Proposed – uses not permitted in zone *

21-619.1 Required – in any residential district, a fence located within the front yard setback line cannot exceed 4 feet in height and/or consist of no more than 50% solid material.
Proposed – a 6 foot solid vinyl fence located within the front yard setback line

21-1101.3 Required – paved parking/storage area
Proposed – stone trailer storage area

*A use variance is required.

**Variances were previously granted under Applications #00-ZB-27/28V and 12-ZB-10. A temporary use variance was previously granted under Application #21-ZB-16V.

Action to be taken by August 10, 2022
Attorney: Richard Angouski

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JUNE 23, 2022

- 11. 22-ZB-11/12V D. F. Osborne Construction
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**

- 12. 22-ZB-7/23V Mark Bahna
Prel. & Final Site Plan, Use & Bulk Variances
Block 303, Lot 42.01; Zone: R-7.5
1790 W 7th Street**
Applicant proposes to use existing property for storage of personal vehicles with an office, wrestling and weight training area in rear garage and assembly area is proposed.

VARIANCES REQUIRED:

- 21-501** Required – single-family residential use
Proposed – storage of personal vehicles in the garage with an office and a wrestling training center and weight training area in the rear garage and assembly area *
- Required – maximum building coverage 20 percent
Proposed – 25.36 percent building coverage (existing)
- Required – 25 foot front yard setback
Proposed – 24.34 foot front yard setback (existing)
Proposed – 19 foot front yard setback (enclosed entrance/cover) (existing)
- Required – 8 foot side yard setback
Proposed – 7.16 foot side yard setback (existing)
Proposed – 3 foot side yard setback (enclosed entrance) (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 2.5 foot side yard setback for an accessory structure (radio antenna tower) (existing)

*The applicant is seeking a use variance.

**Should the height of the existing radio antenna tower exceed 18 feet, an additional variance will be required unless the structure is to be removed.

***The applicant must comply with the State's Municipal Electric Vehicle Ordinance.

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JUNE 23, 2022

**Action to be taken by August 24, 2022
Attorney: Tim Arch**

- 13. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JUNE 9, 2022:**
 - (a) 22-ZB-33V, Paul Cotterill; Approved.**
 - (b) 22-ZB-42V, Carl Walton; Approved.**

- 14. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 9, 2022.**

- 15. ADJOURNMENT**

NEXT SCHEDULED MEETING IS JULY 13, 2022 AT 7:30PM