

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, JULY 13, 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-50V** **Aamir Motiwala-Postponed to Sept. 14-Must Notice**
Bulk Variance
Block 6916, Lot 1; Zone: R-10
2603 Wade Street
Applicant would like to retain existing addition constructed by previous owner.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 9,794.27 square feet (existing)

Action to be taken prior to September 9, 2023

6. **23-ZB-53V** **Chad Herbert**
Bulk Variance
Block 250, Lot 8; Zone: R-15
250 Grandview Avenue
Applicant would like to retain existing fence in easement and corner lot.

VARIANCES REQUIRED:

- 21-618** Required – a swimming pool shall be located a minimum of 40 feet from the front yard property line (corner property in a R-15 zone)
Proposed – a pool located 20 feet from the front yard property line (Anita Drive) (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

*A variance for the location of the pool was granted on 6/16/80.

Action to be taken prior to October 1, 2023

7. **23-ZB-66V** **Kenny Lai**
Bulk Variance
Block 8206, Lot 9; Zone: R-10
50 Palisades Avenue
Applicant would like to install a 6' privacy fence within the front yard setback.

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VARIANCES REQUIRED:

21-619.1 Required – in a residential district, a fence located within the front yard setback line shall not be over 4 feet in height and/or consist of no more than 50 percent solid material
Proposed – a 6-foot solid fence located 17 feet from the Manor Boulevard property line

Action to be taken prior to October 3, 2023

8. **23-ZB-61V** **Paul Oglesby**
Bulk Variance
Block 7302, Lot 15.04; Zone: R-10
3 Ivy Street
Applicant would like to retain 6’ privacy fence in front yard and shed within the setback.

VARIANCES REQUIRED:

21-501 Required – 100 foot lot width
Proposed – 89.72 foot lot width (existing)

21-613 Required – 75 foot lot frontage
Proposed – 89.72 foot lot frontage (existing)

21-619.2 Required – in a residential district, a fence located within the front yard setback line shall not be over 4 feet in height and/or consist of no more than 50 percent solid material
Proposed – a 6-foot solid fence within the front yard setback line

21-621 Required – a shed shall not be constructed within 3 feet from any property line
Proposed – a shed located 1 foot from the side yard property line (existing)

Action to be taken prior to October 3, 2023

9. **22-ZB-69V** **Derek Bradshaw & Aida Gonzalez-Postponed until Sept. 14, 2023**
Bulk Variance
Block 405, Lot 25.01; Zone: R-7.5
1500 Quincey Street
Applicant would like to retain existing fence and shed, corner lot and within right-of-way easement.

VARIANCES REQUIRED:

21-501 Required – 25 foot front yard setback
Proposed – 22.3 foot front yard setback (Muriel Avenue North) (existing)
Proposed – 18.55 foot front yard setback (overhang) (Muriel Avenue North) (existing)

Required – 25 foot rear yard setback
Proposed – 22.1 foot rear yard setback (existing)

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, planter and stone curb located within the right-of-way (existing)

21-606 Required – no structure is permitted within the sight triangle
Proposed – a fence located within the sight triangle (existing)

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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 (1.5 feet from Muriel Avenue North & 21.5 feet from Quincy Street) (existing)

Action to be taken prior to August 29, 2023
Attorney: Erica Edwards

10. 23-ZB-68V Ric Ursua
Bulk Variance
Block 10102, Lot 2.95; Zone: R-20
14 Gemma Court
Applicant would like to install a fence within an easement.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 20,000 square feet
Proposed – lot area 10,678 square feet (existing)

Required – 100 foot lot width
Proposed – 60 foot lot width (existing)

Required – 150 foot lot depth
Proposed – 113 foot lot depth (existing)

Required – 40 foot front yard setback
Proposed – 34.9 foot front yard setback (existing)

21-613 Required – 100 foot lot frontage
Proposed – 60 foot lot frontage (existing)

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 and rail road ties located over an easement

Action to be taken prior to October 11, 2023

11. 23-ZB-55V G & A Property Development, LLC-Postponed Aug. 10, 2023-Must Notice
Certificate of Non-Conforming Use
Block 614, Lot 3.01; Zone: C
447 Washington Avenue
Applicant is seeking a certificate of non-conformity.

VARIANCES REQUIRED:

21-501 Required – use permitted in a commercial zone
Proposed – mixed use building (commercial use and a residential apartment) *

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

Action to be taken prior to October 3, 2023
Attorney: Kevin Morse

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12. 23-ZB-63V Mark DuFour
Bulk Variance
Block 913, Lot 21; Zone: R-7.5
442 New Market Road

Applicant would like to retain covered deck, fence and shed.

VARIANCES REQUIRED:

21-501

Required – 75 foot lot width
Proposed – 60 foot lot width (existing)

Required – 25 foot front yard setback
Proposed – 17 foot front yard setback (existing)

Required – 8 foot side yard setback
Proposed – 6 foot side yard setback

Required – 8 foot side yard setback for an accessory structure
Proposed – 2.5 foot side yard setback for an accessory structure (shed) (existing)

21-613

Required – 75 foot lot frontage
Proposed – 60 foot lot frontage (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 within the front yard setback line (existing)

Action to be taken prior to October 4, 2023

13. 23-ZB-57V Caroline Ghorm-Postponed until Aug. 10, 2023-Notice Newspaper only
Bulk Variance
Block 209, Lot 22; Zone: R-7.5
1648 Short Street

Applicant would like to retain fence and canopy within the setbacks.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 7,500 square feet
Proposed – lot area 6,650.65 square feet (existing)

Required – 25 foot front yard setback
Proposed – 19.25 foot front yard setback (Short Street) (existing)

Required – 60 foot front yard setback for an accessory structure
Proposed – 6.83 foot front yard setback for an accessory structure (canopy) (existing) *

Required – 8 foot rear yard setback for an accessory structure
Proposed – 3.5 foot rear yard setback for an accessory structure (canopy) (existing)

Required – 25 foot rear yard setback
Proposed – 24.99 foot rear yard setback (existing)

Required – 75 foot lot width
Proposed – 47 foot lot width (existing)

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- 21-613** Required – 75 foot lot frontage
Proposed – 40.98 foot lot frontage (existing)
- 21-619.3** Required – in a residential district, a fence located within the front yard setback line shall not be over 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 property line (.83 feet from Short Street) *
- 21-620** Required – a shed shall not be constructed within 3 feet from any property line
Proposed – a shed located 1.25 feet from the side yard property line and 1.39 feet from the rear yard property line (existing)

*The distance was confirmed based on a field inspection.

Action to be taken prior to October 4, 2023

14. **23-ZB-02/03V** **T.R. Weniger & 1900 New Brunswick, LLC**
Use & Bulk Variance, Preliminary & Final Site Plan or in the
Alternative a Certificate of Non-Conformity
Block 701, Lot 25.01; Zone: R-7.5
1900 New Brunswick Avenue
Applicant would like to retain existing landscaping & excavating business, storage containers and existing uses on property.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in zone in residential zone
Proposed – use not permitted in zone (landscaping and excavating business) *
Proposed – use not permitted in zone (six containers and a tank for long term use) *
- 21-619.1** Required – maximum wall height 6 feet
Proposed – a wall 8 feet in height (approximate)
- 21-3b.Accessory Structure**
Required – in residential zones, an accessory building shall not exceed 25 feet by 25 feet or 625 square feet
Proposed – an accessory building 144 feet by 24 feet or 3,456 square feet
- 21-1101.3** Required – automobile parking space, all passageways and driveways shall be paved with a hard surface
Proposed – gravel driveways and parking areas
- 21-1201** Required – a sign 2 square feet in area
Proposed – a sign 9 square feet in area
- 21-1207.5-1** Required – a sign under 10 square feet must be set back a minimum of 10 feet from the property line
Proposed – a sign located 2 ½ feet from the front yard property line

*A use variance is required.

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**Action to be taken prior to September 27, 2023
Attorney: Paul Swanicke**

- 15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JUNE 22, 2023:**
- (a) 23-ZB-59V Charlene Jones; Approved.**
 - (b) 23-ZB-32V Elizabeth Jorge, Approved.**
 - (c) 23-ZB-60V Transcontinental Steel; Approved.**
 - (d) 23-ZB-54V 33 Clawson Owner, LLC; Approved.**
 - (e) 23-ZB-62V NYSMSA Verizon; Approved.**
 - (f) 23-ZB-31/33V Colgate Palmolive; Approved.**
- 16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 22, 2023**
- 17. ADJOURNMENT**

NEXT SCHEDULED MEETING IS AUGUST 10, 2023 AT 7:30 PM