

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, JULY 14, 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 to Sept. 8, 2022-No further 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 May 18, 2022

6. **22-ZB-45V** **Michele Lombardi**
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-13V** **Craig Mernagh**
Bulk Variance
Block 9401, Lot 10.02; Zone: R-20
365 Metlars Lane
Applicant proposes to construct an addition.

VARIANCES REQUIRED:

- 21-501** Required – 15 foot side yard setback
Proposed – 4 foot side yard setback
- Required – 100 foot lot width
Proposed – 77 foot lot width (existing)

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- 21-613** Required – 100 foot lot frontage
Proposed – 77 foot lot frontage (existing)
- 21-1101.3** Required – paved driveway
Proposed – stone driveway (existing)
- 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 30.2 feet by 10.1 feet (existing)

Action to be taken prior to October 14, 2022

Attorney: Andrew Ullrich

8. **22-ZB-43V** **Christine Spengler & Marcelo Saladrigas**
Bulk Variance
Block 603, Lot 39; Zone: R-7.5
115 Walnut Street
Applicant would like to replace the existing retaining wall in her front yard.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 4 foot front yard setback (steps)
Proposed – 4.5 foot front yard setback (house) (existing)
- Required – 60 foot front yard setback for an accessory structure
Proposed – 50 foot front yard setback for an accessory structure (shed) (existing)
- 21-602** Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner
Proposed – wall located with the right-of-way (existing/proposed)
- 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, wooden fence located within the front yard setback line (6.5 feet from Walnut Street) (existing)

Action to be taken prior to October 6, 2022

9. **22-ZB-47V** **James Fuller**
Bulk Variance
Block 1825, Lot 22.01; Zone: R-7.5
69 Winans Avenue
Applicant would like to retain the existing garage conversion.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed - 23.86 foot front yard setback (overhang) (existing)
- 21-621** Required – a shed shall not be constructed within three feet from any property line
Proposed – a shed located one foot from the side yard property line (existing)

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21-1102 Required – garage
Proposed – no garage (existing).

Action to be taken prior to October 6, 2022

10. **22-ZB-46V** **Stella Lee**
Bulk Variance
Block 1401, Lot 19; Zone: R-7.5
600 Maple Avenue North
Applicant would like to install a 6 foot privacy fence on a corner lot.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 7,500 square feet
Proposed – lot area 6,708.24 square feet (existing)

Required – 75 foot lot width
Proposed – 63 foot lot width (existing)

Required – 25 foot front yard setback
Required – 23 foot front yard setback (overhang) (Maple Ave N) (existing)
Proposed – 15.4 foot front yard setback (Lakeview Avenue) (existing)

21-613 Required – 75 foot lot frontage
Proposed – 65.55 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 (Lakeview Avenue)

Action to be taken prior to October 12, 2022

11. **22-ZB-58V** **NYSMSA Limited Partnership d/b/a Verizon Wireless**
Interpretation of the Zoning Ordinance
Block 201, lot2.02; Zone: M-1
1711 South 2nd Street
Applicant would like to upgrade existing telecommunication equipment.

Action to be taken by October 25, 2022
Attorney: David Soloway

12. **22-ZB-29V** **Vijay Singhal**
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)

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Required – 200 foot lot depth
Proposed – 175 foot lot depth (existing)

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

13. 22-ZB-35/36V JR Ventures, LLC-Postponed until Aug. 11, 2022-Must Notice Preliminary & Final Site Plan; Bulk & Use Variances Block 813, Lot 1.05; Zone: LI-1 136 11th Street
Applicant would like to have outside storage containers and setbacks for accessory structures.

VARIANCES REQUIRED:

21-501 Required – use permitted in zone
Proposed – use not permitted in zone (trailers/containers for long-term use) *

Required – 25 foot side yard setback
Proposed – 24.62 foot side yard setback (existing)

Required – 25 foot rear yard setback for an accessory structure
Proposed – 8.9 foot rear yard setback for an accessory structure

Required – 25 foot side yard setback for an accessory structure
Proposed – 4.4 foot side yard setback for an accessory structure

21-1102 Required – 68 parking spaces
Proposed – 42 parking spaces

*A use variance is required.

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

Action to be taken prior to September 24, 2022
Attorney: Tim Arch

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- 14. 22-ZB-50 Kingsbridge 2005, LLC
Preliminary & Final Site Plan
Block 6702, Lot 8.01; Zone: LI-5
80 Kingsbridge Road
Applicant proposes to use existing building for warehouse/distribution.**

VARIANCES REQUIRED:

No variances are required at this time.

*A use variance was previously granted for the existing physical therapy facility under Application #16-ZB-05V.

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

**Action to be taken prior to October 14, 2022
Attorney: James Spanarkel**

- 15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JUNE 23, 2022:**
- (a) 22-ZB-39V, Rinkesh Patel; Approved**
 - (b) 22-ZB-44V, NYSMSA; Approved**
 - (c) 22-ZB-57/58V, 28 Howard Street, LLC; Approved.**
 - (d) 22-ZB-11/12V, Mark Bahna; Approved as amended.**
- 16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 23, 2022.**
- 17. ADJOURNMENT**

NEXT SCHEDULED MEETING IS AUGUST 11, 2022 AT 7:30PM