

**PISCATAWAY TOWNSHIP  
BOARD OF ADJUSTMENT – REGULAR MEETING  
THURSDAY, AUGUST 10, 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-67V                    Andrea Calabrese  
Bulk Variance  
Block 1003, Lot19.01; Zone: R-7.5  
440 Webster Avenue  
Applicant would like to retain existing home and deck.**

**VARIANCES REQUIRED:**

**21-501**            Required – 25 foot rear yard setback  
Proposed – 15.4 foot rear yard setback (deck)  
  
Required – maximum building coverage 20 percent  
Proposed – 21 percent building coverage

**Action to be taken prior to October 12, 2023  
Attorney: John Sullivan**

**6. 23-ZB-74V                    Daniel Pieper  
Bulk Variance  
Block 3201, Lot 18.01; Zone: R-10A  
21 Birch Run Drive  
Applicant would like to retain existing garage within the setback.**

**VARIANCES REQUIRED:**

**21-501**            Required – 35 foot front yard setback  
Proposed – 26.25 foot front yard setback (existing)  
  
Required – 10 foot side yard setback  
Proposed – 7 foot side yard setback (existing)  
  
Required – 8 foot side yard setback for an accessory structure  
Proposed – 1.67 foot side yard setback for an accessory structure (existing)

**Action to be taken prior to October 19, 2023**

**7. 23-ZB-71V                    Rafael A. Santiago  
Postponed until September 14, 2023-Newspaper & BOE Only  
Bulk Variance  
Block 503, Lot 1.01; Zone: R-7.5  
203 Birchwood Drive  
Applicant would like to install a pool and privacy fence within the front  
yard setback.**

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 10, 2023**

**VARIANCES REQUIRED:**

- 21-501** Required – 25 foot front yard setback  
Proposed – 24.8 foot front yard setback (existing)  
Proposed – 18 foot front yard setback (steps) (existing)
- Required – 8 foot side yard setback for an accessory structure  
Proposed – 7.4 foot side yard setback for an accessory structure (shed) (existing)
- Required – 8 foot rear yard setback for an accessory structure  
Proposed – 3 foot rear yard setback for an accessory structure (shed) (existing)

- 21-618** Required – for a corner lot, a swimming pool shall not be constructed any closer than the required setback line for front yards (25 feet)  
Proposed – a swimming pool located 19 feet from the property line (Brunella Avenue)

- 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 5 feet from the property line (Brunella Avenue)

**Action to be taken prior to October 23, 2023**

8. **23-ZB-57V** **Caroline Ghorm**  
**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)

- 21-613** Required – 75 foot lot frontage  
Proposed – 40.98 foot lot frontage (existing)

- 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 within the front yard property line (.83 feet from Short Street) \*

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 10, 2023**

**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**

9. **23-ZB-55V** **G & A Property Development, LLC**  
**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**

10. **23-ZB-78V** **Dennia Duran**  
**Bulk Variance**  
**Block 10514, Lot 1.01; Zone: R-10**  
**300 Highland Avenue**  
Applicant would like to retain existing addition.

**VARIANCES REQUIRED:**

**21-501** Required – 35 foot front yard setback  
Proposed – 33.2 foot front yard setback  
Proposed – 27 foot front yard setback (steps) (existing)

Required – 10 foot side yard setback  
Proposed – 7.9 foot side yard setback

Required – 25 foot rear yard setback  
Proposed – 7.5 foot rear yard setback (existing)

\*The air conditioning unit must be a minimum of 10 feet from the side yard property line or an additional variance will be required.

**Action to be taken prior to November 22, 2023**

11. **23-ZB-51V** **Eleventh Street Property Partnership, LP**  
**Postponed to September 28, 2023-No further notice**  
**Certificate of Non-Conformity/Use Variance**  
**Block 812, Lot 37.01; Zone: LI-1**  
**160 11<sup>th</sup> Street**  
Applicant is seeking a certificate of non-conformity.

**VARIANCES REQUIRED:**

**21-501** Required – use permitted in an industrial zone  
Proposed – two residential apartments \*

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 10, 2023**

\*The applicant is seeking a certification of non-conforming use or in the alternative, a use variance.

**Action to be taken prior to September 28, 2023**  
**Attorney: Tim Arch**

- 12. 23-ZB-45/46V T-Mobile Northeast, LLC**  
**Preliminary & Final Site Plan; Use Variance**  
**Block 5301, Lot 14.04; Zone: LI-5**  
**1551 South Washington Avenue**  
Applicant would like to install a wireless communications.

**VARIANCES REQUIRED:**

**21-1016.7(c)(1)(b)** Required – no tower shall be less than 200 feet from a property line or twice the height of the tower (whichever is greater)  
Proposed – tower located 17.5 feet from the property line \*

**21-1016.7(c)(2)(b)** Required – no structure shall be permitted within a distance of 1,000 feet from the property line of any existing residence  
Proposed – a structure located 562 feet to the nearest residential lot \*

\*A use variance is required as per 40:55D-70d(3).

**Action to be taken prior to October 3, 2023**  
**Attorney: Edward Purcell**

- 13. 23-ZB-23V Martha Sanders**  
**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 use variance.

**Action to be taken prior to September 30, 2023**  
**Attorney: John Sullivan**

- 14. 23-ZB-70V Ronko Development, Inc. Postponed to Sept. 28, No further notice**  
**Bulk Variance**  
**Block 7007, Lot 25; Zone: R-10**  
**146 Hillside Avenue**  
Applicant would like to construct a new single family home.

**VARIANCES REQUIRED:**

**21-501** Required – minimum lot area 10,000 square feet  
Proposed – lot area 5,000 square feet (existing)

Required – 100 foot lot width  
Proposed – 50 foot lot width (existing)

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 10, 2023**

Required – 35 foot front yard setback  
Proposed – 25 foot front yard setback (dwelling); 24 foot front yard setback (steps)  
(Hillside Ave)  
Proposed – 15 foot front yard setback (Plane St)

Required – maximum building coverage 20 percent  
Proposed – building coverage 25 percent

**21-613** Required – 100 foot lot frontage  
Proposed – 50 foot lot frontage (existing)

**21-1102** Required – each enclosed parking space must measure at least 12 feet in width by 20 feet  
in length with no obstructions  
Proposed – an enclosed garage 12 feet in width by 17.5 feet in length (to the stairs)

**Action to be taken prior to October 17, 2023**  
**Attorney: Paul Mirabelli**

15. 23-ZB-69V Ronko Development, Inc.- **Postponed to Sept. 28, No further notice**  
**Bulk Variance**  
**Block 7007, Lot 22; Zone: R-10**  
**160 Hillside Avenue**  
Applicant would like to construct a new single family home.

**VARIANCES REQUIRED:**

**21-501** Required – minimum lot area 10,000 square feet  
Proposed – lot area 5,000 square feet (existing)

Required – 100 foot lot width  
Proposed – 50 foot lot width (existing)

Required – 35 foot front yard setback  
Proposed – 25 foot front yard setback (dwelling); 22.5 foot front yard setback (steps)  
(Hillside Ave)  
Proposed – 15 foot front yard setback (Long St)

Required – maximum building coverage 20 percent  
Proposed – building coverage 25 percent

**21-613** Required – 100 foot lot frontage  
Proposed – 50 foot lot frontage (existing)

**Action to be taken prior to October 17, 2023**  
**Attorney: Paul Mirabelli**

16. 22-ZB-41V 100 Lakeview Rear, LLC **Postponed to Oct. 12-No further notice**  
**Bulk Variances**  
**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**

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 10, 2023**

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

\*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 November 12, 2023**  
**Attorney: Lawrence Sachs**

17. **23-ZB-18/19V** **LNR Properties, LLC-Postponed to Sept. 28-No further 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) \*

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

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 10, 2023**

- 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**

**18. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JULY 13, 2023:**

- (a) **23-ZB-50V, Chad Herbert; Approved.**
- (b) **23-ZB-66V, Kenny Lai; Approved.**
- (c) **23-ZB-61V, Paul Oglesby; Approved.**
- (d) **23-ZB-68V, Ric Ursua; Approved.**
- (e) **23-ZB-63V, Mark DuFour; Approved.**

**19. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JULY 13, 2023**

**20. ADJOURNMENT**

**NEXT SCHEDULED MEETING IS SEPTEMBER 14, 2023 AT 7:30 PM**