

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, AUGUST 11, 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. **22-ZB-19V Oladele Osunami
 Bulk Variance
 Block 1025, Lot 23.01; Zone: R-705
 37 Eiseman Avenue**

Applicant would like to put a 6’ privacy fence within a front yard setback.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 7,500 square feet
 Proposed – lot area 5,000 square feet (existing)

 Required – 75 foot lot width
 Proposed – 50 foot lot width (existing)

 Required – 25 foot front yard setback
 Proposed – 14.2 foot front yard setback (Jackson Street) (existing)
 Proposed – 24.9 foot front yard setback (Eiseman Avenue) (existing)

21-613 Required – 75 foot lot frontage
 Proposed – 50 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 along the front yard property line (Jackson Street)

Action to be taken prior to September 23, 2022

6. **22-ZB-48V Jocelyn Colasuonno
 Bulk Variance
 Block 408, Lot 9.01; Zone: R-7.5
 1741 Meister Street**

Applicant would like to retain shed and 6’ privacy fence on corner lot.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 7,500 square feet
 Proposed – lot area 6,000 square feet (existing)

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

 Required – 25 foot front yard setback
 Proposed – 15 foot front yard setback (Meister Street) (existing)

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Required – 25 foot rear yard setback
Proposed – 22 foot rear yard setback (porch/roof) (existing)

Required – maximum building coverage 20 percent
Proposed – 21.14 percent building coverage (existing)

21-606 Required – no fence located within the sight triangle
Proposed – a fence located within the sight triangle

21-613 Required – 75 foot lot frontage
Proposed – 60 foot lot frontage (Harold Place) (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

21-621 Required – no shed shall be located within a front yard
Proposed – a shed located within the front yard (existing)

Required – a shed shall not be constructed within 3 feet of any property line
Proposed – a shed located less than 3 feet to the property line (existing)

Action to be taken prior to October 24, 2022

7. **22-ZB-55V** **Brandi Patterson**
Bulk Variance
Block 3608, Lot 5; Zone: R-15
1 Lavender Drive
Applicant would like to install a 6' privacy fence on corner lot.

VARIANCES REQUIRED:

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 locate along Maplehurst Lane

Action to be taken prior to October 25, 2022

8. **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

9. **22-ZB-49V** **Cheryl LeBlanc & Francis Prester**
Bulk Variance
Block 8502, Lot 7; Zone: R-10
503 New Durham Road
Applicant would like to construct a one-story addition and a shed.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 9,375 square feet (existing)
- Required – 100 foot lot width
Proposed – 75 foot lot width (existing)
- Required – 35 foot front yard setback
Proposed – 30 foot front yard setback (existing and proposed)
- Required – 10 foot side yard setback
Proposed – 8.9 foot side yard setback (existing)

- 21-613** Required – 100 foot lot frontage
Proposed – 75 foot lot frontage (existing)

- 21-1102** Required – carport
Proposed – no carport

Action to be taken prior to October 25, 2022

10. **22-ZB-52V** **Jocelyn Galdamez**
Bulk Variance
Block 2201, Lot 18.01; Zone R-7.5
161 Murray Avenue
Applicant would like to replace existing front steps with landing.

VARIANCES REQUIRED:

- 21-501** Required – 75 foot lot width
Proposed – 68 foot lot width (existing)
- Required – 25 foot front yard setback
Proposed – 19.6 foot front yard setback (Adams Street) (existing)

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Required – 8 foot side yard setback
Proposed – 7.7 foot side yard setback (existing)

21-613 Required – 75 foot lot frontage
Proposed – 68 foot lot frontage (existing)

21-621 Required – a shed shall not be constructed within three feet of any property line
Proposed – a shed partially located over the property line (existing)

21-3.b Porch
Required – no portion of the porch shall extend more than 5 feet into the front yard setback
Proposed – a porch and steps extending 8.5 feet into the front yard setback (16.5 feet from the front yard property line)

Action to be taken prior to November 3, 2022

11. 22-ZB-54V Alexander Rojas
Bulk Variance
Block 6411, Lot 1; Zone: RR-1
201 Wycoff Avenue
Applicant would like to install a 6 foot privacy fence in the front yard setback; corner lot.

VARIANCES REQUIRED:

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 25 feet from the property line located along Crestwood Street

Action to be taken prior to November 3, 2022

12. 22-ZB-60V DISH Wireless, LLC
Interpretation of Zoning Ordinance
Block 4503, Lot 1.05; Zone: LI-5
300 South Randolphville Road
Applicant would like to upgrade telecommunication equipment.

Action to be taken prior to October 17, 2022
Attorney: Richard Schkolnick

13. 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)

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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 December 31, 2022
Attorney: Michael Bonner

14. 22-ZB-38V **Lori Sempervive**
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 August 24, 2022
Attorney: John Sullivan

15. 22-ZB-64V **The Wax Studio by Anna, LLC**
Temporary Use Variance
Block 614, Lot 3.01; Zone: C
447 South Washington Avenue
Applicant would like to use the existing space for a waxing studio.

Action to be taken prior to November 25, 2022
Attorney: Cynthia B. Smith

16. 22-ZB-35/36V **JR Ventures, LLC**
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)

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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**

17. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JULY 14, 2022:

- (a) **22-ZB-43V Christine Spengler & Marcelo Saladrigas; Approved.**
- (b) **22-ZB-47V James Fuller; Approved.**
- (c) **22-ZB-46V Stella Lee; Approved.**
- (d) **22-ZB-58V NYSMSA Verizon Wireless; Approved.**
- (e) **22-ZB-50 Kingsbridge 2005, LLC; Approved.**

18. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JULY 14, 2022.

19. ADJOURNMENT

NEXT SCHEDULED MEETING IS SEPTEMBER 8, 2022 AT 7:30PM