

**PISCATAWAY TOWNSHIP  
BOARD OF ADJUSTMENT – REGULAR MEETING  
THURSDAY, SEPTEMBER 8, 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-56V**                      **Jim Mosier**  
   **Bulk Variance**  
   **Block 6307, Lot 5; Zone: RR-1**  
   **121 Wyckoff Avenue**  
   Applicant would like to retain existing shed.

**VARIANCES REQUIRED:**

**21-501**                      Required – 75 foot front yard setback for an accessory structure  
   Proposed – 59 foot front yard setback for an accessory structure (shed) (existing)

**Action to be taken prior to October 6, 2022**

6. **21-ZB-81V**                      **Arnaldo Peraza**  
   **Bulk Variance**  
   **Block 106, Lot 1.01; Zone: R-7.5**  
   **1438 W 4<sup>th</sup> 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 4<sup>th</sup> 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 September 18, 2022**

7. **22-ZB-51V**                      **Aminah Lassiter**  
   **Bulk Variance**  
   **Block 205, Lot 1.01; Zone: R-7.5**  
   **200 Oak Place**  
   Applicant would like to retain existing fence and deck; corner lot.

**VARIANCES REQUIRED:**

**21-501**                      Required – minimum lot area 7,500 square feet  
   Proposed – lot area 6,900 square feet (existing)

   Required – 75 foot lot width  
   Proposed – 69 foot lot width (Oak Place) (existing)

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Required – 25 foot front yard setback  
Proposed – 23.5 foot front yard setback (deck/step) (S. Second Street) (existing)

Required – 8 foot side yard setback  
Proposed – 7.54 foot side yard setback (existing)

Required – 8 foot side yard setback for an accessory structure  
Proposed – 6.7 foot side yard setback for an accessory structure (gazebo) (existing)

**21-613** Required – 75 foot lot frontage  
Proposed – 69 foot lot frontage (Oak 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 along the South Second Street property line (existing)

**Action to be taken prior to November 18, 2022**

8. **22-ZB-59V** **Jon Fritz**  
**Bulk Variance**  
**Block 513, Lot 3; Zone R-10**  
**104 Curtis Avenue**  
Applicant would like to retain existing shed and construct a 12 foot by 20 foot shed.

**VARIANCES REQUIRED:**

**21-501** Required – 8 foot side yard setback for an accessory structure  
Proposed – 2 foot side yard setback for an accessory structure (shed)

Required – 35 foot front yard setback  
Proposed – 34.7 foot front yard setback (existing)

**21-621** Required – a shed shall not be located within 3 feet from any property line  
Proposed – a shed located 2 feet from the rear and side yard property lines

**Action to be taken prior to October 19, 2022**

9. **22-ZB-58V** **Ramesh Mehta**  
**Bulk Variance**  
**Block 510, Lot 30.02; Zone: R-7.5**  
**1422 Greenwood Drive**  
Applicant would like to install a fence within an easement.

**VARIANCES REQUIRED:**

**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 located over a sanitary sewer easement

**Action to be taken prior to November 21, 2022**

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10. 22-ZB-57V Viren Patel  
Bulk Variance  
Block 510, Lot 10.02; Zone: R-7.5  
1426 Greenwood Drive  
Applicant would like to install a fence within an easement.

**VARIANCES REQUIRED:**

- 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 located over a sanitary sewer easement

**Action to be taken prior to November 21, 2022**

11. 22-ZB-62V Michael D. Coffelt-**Postponed until Sept. 22, 2022**  
Bulk Variance  
Block 10102, Lot 2.97; Zone: R-20  
6 Gemma Court  
Applicant would like to replace fence within an easement.

**VARIANCES REQUIRED:**

- 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 located over a sanitary sewer easement

**Action to be taken prior to November 25, 2022**

12. 22-ZB-63V Anton & Nikesha Sinckler-**Postponed until Sept. 22, 2022**  
Bulk Variance  
Block 7103, Lot 10; Zone: R-10  
526 Willow Street  
Applicant would like to construct an attached garage.

**VARIANCES REQUIRED:**

- 21-501** Required – 10 foot side yard setback  
Proposed – 7.82 foot side yard setback

**Action to be taken prior to December 1, 2022**

13. 22-ZB-67V Richard Jones & Cynthia Magno-Jones  
Bulk Variance  
Block 2607, Lot 4; Zone: R-10  
186 Brewster Avenue  
Applicant proposes to retain fence and shed within an easement.

**VARIANCES REQUIRED:**

- 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 located over an easement (existing)

**Action to be taken prior to December 1, 2022**

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- 14. 22-ZB-14V Murkoth & Mini Vijaya-Sankar**  
**Bulk Variances**  
**Block 9703, Lot 18; Zone: R-20**  
**19 Saratoga Court**  
Applicant would like to construct a single story and partial second story addition.

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 20,000 square feet  
Proposed – lot area 16,108 square feet (existing)  
Required – 100 foot lot width  
Proposed – 88 foot lot width (existing)  
Required – 150 foot lot depth  
Proposed – 111.5 foot lot depth (existing)  
Required – 40 foot front yard setback  
Proposed – 30.5 foot front yard setback (porch extension)  
Required – 30 foot rear yard setback  
Proposed – 20 foot rear yard setback (deck/patio) (existing)
- 21-613** Required – 100 foot lot frontage  
Proposed – 66.67 foot lot frontage (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 – fence located over an easement (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 vinyl fence located within the front yard setback line (Morris Avenue) (existing)
- 21-621** Required – no shed shall be constructed within 3 feet from any property line  
Proposed – a shed located .5 feet from the side yard property line (existing)

**Action to be taken prior to December 3, 2022**

**15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF AUG. 11, 2022:**

- (a) **22-ZB-19V, Oladele Osunami; Approved.**
- (b) **22-ZB-48V, Jocelyn Colasuonno; Approved as amended.**
- (c) **22-ZB-55V, Brandi Patterson; Approved.**
- (d) **22-ZB-13V, Craig Mernagh; Approved.**
- (e) **22-ZB-49V, Cheryl LeBlanc & Francis Prester; Approved.**
- (f) **22-ZB-52V, Jocelyn Galdamez; Approved.**
- (g) **22-ZB-54V, Alexander Rojas; Approved.**
- (f) **22-ZB-60V, DISH Wireless, LLC; Approved.**
- (g) **22-ZB-64V, The Wax Studio by Anna, LLC; Approved.**

**16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF AUG. 11, 2022.**

**17. ADJOURNMENT**

**NEXT SCHEDULED MEETING IS SEPTEMBER 22, 2022 AT 7:30PM**