

**PISCATAWAY TOWNSHIP  
BOARD OF ADJUSTMENT – REGULAR MEETING  
THURSDAY, SEPTEMBER 22, 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-62V**                    **Michael D. Coffelt**  
**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**

6. **22-ZB-63V**                    **Anton & Nikesha Sinckler**  
**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**

7. **22-ZB-71V**                    **Ashok Azhagiri**  
**Bulk Variance**  
**Block 8207, Lot 33; Zone: R-10**  
**40 Fuller Avenue**  
Applicant would like to retain existing in-ground pool.

**VARIANCES REQUIRED:**

**21-501**            Required – 25 foot rear yard setback  
Proposed – 15.5 foot rear yard setback (steps) (existing)

Required – maximum building coverage 20 percent  
Proposed – 21.4 percent building coverage (existing)

**21-617**            Required – a pool shall not be installed within 10 feet of any side or rear yard property line  
Proposed – a pool located 6.5 feet from the rear yard property line (existing)

**Action to be taken prior to December 11, 2022**

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, SEPTEMBER 22, 2022**

8. **22-ZB- 66V** **Manvinder Jangi**  
**Bulk Variance**  
**Block 3603, Lot1; Zone: R-10**  
**3 Wisteria Court**  
Applicant would like to construct a roof over existing deck.

**VARIANCES REQUIRED:**

- 21-501** Required – 25 foot rear yard setback  
Proposed – 20 foot rear yard setback (deck/roof)
- 21-601** Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner  
Proposed – stone pillar located within the right-of-way (existing)

**Action to be taken prior to December 12, 2022**

9. **22-ZB-70V** **Richard & Elizabeth Snyder**  
**Bulk Variance**  
**Block 7916, Lot 16.01; Zone: R-10**  
**324 Metlars Lane**  
Applicant would like to convert part of existing garage into a bathroom and mudroom.

**VARIANCES REQUIRED:**

- 21-501** Required – 35 foot front yard setback  
Proposed – 30 foot front yard setback (Metlars Lane) (existing)  
Proposed – 29.5 foot front yard setback (Chester Way) (existing)
- Required – 25 foot rear yard setback  
Proposed – 15.3 foot side yard setback (existing)  
Proposed – 20 foot rear yard setback (deck) (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 partially within the front yard setback line (Chester Way) (existing)
- 21-621** Required – no shed shall be constructed within 3 feet from the property line  
Proposed – a shed located 1.2 feet from the property line (existing)
- 24-702.3** Required – a garage must measure at least 12 feet in width by 20 feet in length with no obstructions  
Proposed – a garage 13.62 feet in width by 13.41 feet in length

\*The property is a corner lot. The opposite of the shortest street frontages is considered the rear yard.

**Action to be taken prior to December 14, 2022**

10. **22-ZB-74V** **Sadaf Ayub Khalid**  
**Bulk Variance**  
**Block 7802, Lot 67.12; Zone: R-20**  
**9 Wembley Place**

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, SEPTEMBER 22, 2022**

Applicant would like to install a fence within an easement and a shed within the front yard setback.

**VARIANCES REQUIRED:**

**21-501**

Required – minimum lot area 20,000 square feet  
Proposed – lot area 17,630.57 square feet (existing)

Required – 150 foot lot depth  
Proposed – 126 foot lot depth (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 (Metlars Lane)

**21-621**

Required – no shed shall be located within a front yard  
Proposed – a shed located within the front yard (Metlars Lane) (existing)

**Action to be taken prior to December 15, 2022**

**11. 22-ZB-35/36V**

**JR Ventures, LLC  
Preliminary & Final Site Plan; Bulk & Use Variances  
Block 813, Lot 1.05; Zone: LI-1  
136 11<sup>th</sup> 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**

**12. 22-ZB-40V**

**Christopher Armato  
Certificate of Non-Conformity; Use Variance  
Block 6914, Lot 9; Zone: R-10  
416 Plainfield Avenue**

Applicant would like to continue the use of a multi-family home.

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, SEPTEMBER 22, 2022**

**VARIANCES REQUIRED:**

**21-501** Required – single-family residential use  
Proposed – multi-family use \*

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

**Action to be taken prior to September 24, 2022**

**Attorney: Tim Arch**

**13. 22-ZB-41V 100 Lakeview Rear, LLC**  
**Bulk Variances**  
**Block 1406, Lot 45.04; R-7.5**  
**100 Lakeview Avenue**

Applicant would like to retain existing home as a pool house and construct a new single family home on the property.

**VARIANCES REQUIRED:**

**21-3b Accessory Building**

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 December 12, 2022**

**Attorney: Lawrence Sachs**

**14. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF SEPT. 8, 2022:**

- (a) **22-ZB-56V, Jim Mosier; Approved.**
- (b) **22-ZB-51V, Aminah Lassiter; Approved.**
- (c) **22-ZB-59V, Jon Fritz; Approved.**
- (d) **22-ZB-58V, Ramesh Mehta; Approved.**
- (e) **22-ZB-57V, Viren Patel; Approved.**
- (f) **22-ZB-67V, Richard Jones & Cynthia Magno-Jones; Approved.**
- (g) **22-ZB-14V, Murkoth & Mini Mijaya-Sankar; Approved.**

**15. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF SEPT. 8, 2022.**

**16. ADJOURNMENT**

**NEXT SCHEDULED MEETING IS OCTOBER 13, 2022 AT 7:30PM**