

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, OCTOBER 13, 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**
 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 October 18, 2022

6. **22-ZB-80V** **New Cingular Wireless, AT & T**
 Interpretation of Zoning Ordinance
 Block 4401, Lot 4.03; Zone: LI-5
 242 Old New Brunswick Road
 Applicant would like to update existing telecommunication equipment.

Action to be taken prior to January 17, 2023
Attorney: Christopher Quinn

7. **22-ZB-21V** **Kalvin Somrah**
 Bulk Variance
 Block 303, Lot 50.01; Zone: R-7.5
 1807 W. 5th Street
 Applicant would like to construct a two-story addition, roof over front porch and 6' fence in the front yard.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 7,500 square feet
 Proposed – lot area 5,549 square feet (existing)

 Required – 75 foot lot width
 Proposed – 61.65 foot lot width (existing)

 Required – 25 foot front yard setback
 Proposed – 15.3 foot front yard setback (covered porch/steps)

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Required – 25 foot rear yard setback
Proposed – 20 foot rear yard setback
Proposed – 16 foot rear yard setback (steps) (existing)

Required – 8 foot rear yard setback for an accessory structure
Proposed – 6 foot rear yard setback for an accessory structure

Required – maximum building coverage 20 percent
Proposed – 28.15 percent building coverage

21-613 Required – 75 foot lot frontage
Proposed – 61.65 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 (existing)

21-621 Required – no shed shall be constructed within 3 feet from any property line
Proposed – a shed located 1 ½ feet from the side yard property line (existing)

Action to be taken prior to December 22, 2022

8. **22-ZB-74V** **Sadaf Ayub Khalid**
Bulk Variance
Block 7802, Lot 67.12; Zone: R-20
9 Wembley Place
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

9. **22-ZB-79V** **Lilly Pham-Postponed until Oct. 27-Must notice Middlesex Borough**
Bulk Variance
Block 2704, Lot 6.05; Zone: R-20
540 Stelton Road
Applicant would like to retain patio & retaining wall.

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VARIANCES REQUIRED:

21-501 Required – 40 foot front yard setback
Proposed – 30 foot front yard setback (Hobart Avenue)

Action to be taken prior to January 18, 2023

10. 22-ZB-41V 100 Lakeview Rear, LLC
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

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

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF SEPT. 22, 2022:

- (a) **22-ZB-62V, Michael Coffelt; Approved.**
- (b) **22-ZB-63V, Nikesha Sinckler; Approved.**
- (c) **22-ZB-71V, Ashok Azhagiri; Approved.**
- (d) **22-ZB-66V, Manvinder Jangi; Approved.**
- (e) **22-ZB-70V, Richard & Elizabeth Snyder; Approved.**
- (f) **22-ZB-35/36V, JR Ventures; Approved.**
- (g) **22-ZB-40V, Christopher Amato; Approved.**

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF SEPT. 22, 2022.

13. ADJOURNMENT

NEXT SCHEDULED MEETING IS OCTOBER 27, 2022 AT 7:30PM