

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, OCTOBER 27, 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-79V** **Lilly Pham**
 Bulk Variance
 Block 2704, Lot 6.05; Zone: R-20
 540 Stelton Road
 Applicant would like to retain patio & retaining wall.

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

6. **22-ZB-81V** **Mark & Danielle Sakitis**
 Bulk Variance
 Block 6410, Lot 4; Zone: R-20
 2 Underwood Street
 Applicant would like to install a shed and retain existing deck.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 20,000 square feet
 Proposed – lot area 8,806.74 square feet (existing)

 Required – 150 foot lot depth
 Proposed – 85.67 foot lot depth (existing)

 Required – 40 foot front yard setback
 Proposed – 24 foot front yard setback (porch) (existing)
 Proposed – 38.62 foot front yard setback (existing)

 Required – 30 foot rear yard setback
 Proposed – 9.39 foot rear yard setback (deck) (existing)

 Required – 15 foot side yard setback
 Proposed – 11.02 foot side yard setback (existing)

Action to be taken prior to February 1, 2023

7. **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.

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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 November 24, 2022

Attorney: John Sullivan

8. 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)

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

9. 22-ZB-76V

Camber Pharmaceuticals, Inc.

Bulk Variance

Block 6703, Lot 2.02; Zone: Redevelopment

800 Centennial Avenue

Applicant would like to install signs.

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VARIANCES REQUIRED:

21-1203.3 as Amended by Ordinance 2021-26

Required – one façade sign per tenant up to two facades of the building

Proposed – two facade signs on two facades of the building

Action to be taken prior to January 18, 2023

Attorney: Dmitry Shelhoff

10. 22-ZB-72/73V

Scholes Electric & Communications

Preliminary & Final Site Plan; Bulk, Use Variances

Block 4601, Lot 4; Zone: LI-5

1021 Stelton Road

Applicant proposes to construct an addition to existing building and seeks to install 4 new solar arrays on the property.

VARIANCES REQUIRED:

21-1014.3b(1)

Required – ground arrays shall be set back a minimum distance of 50 feet from the property line

Proposed – ground array located 34.6 feet to the property line *

21-1014.3b(4)

Required – ground arrays not to exceed a height of 10 feet in non-residential zones

Proposed – ground arrays exceed 10 feet in height *

21-1014.3b(5)

Required – screening of ground arrays

Proposed – no screening of the ground arrays *

21-1102

Required – 125 parking spaces

Proposed – 87 parking spaces

21-1014.4f

Required – structures supporting solar panels in parking lots shall not exceed 10 feet in height

Proposed – solar support structures with a minimum height of 10 feet

* All of the conditions of the conditional use standards have not been met. A use variance is required per N.J.S.A. 40:55D-70(D)(3).

**The applicant must comply with the NJ Municipal Electric Vehicle Ordinance.

Action to be taken prior to January 2, 2023

Attorney: Tim Arch

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF OCT. 13, 2022:

(a) **21-ZB-81V, Arnaldo Peraza; Approved.**

(b) **22-ZB-80V, New Cingular Wireless; Approved.**

(c) **22-ZB-74V, Sadaf Ayub Khalid; Approved.**

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF OCT. 13, 2022.

13. ADJOURNMENT

NEXT SCHEDULED MEETING IS NOVEMBER 10, 2022 AT 7:30PM