

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, NOVEMBER 10, 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. **DISCUSSION**: Extension of time for application 20-ZB-38/39V, Francis Parker Memorial Home, 1421 River Road; also known as Block 12801, Lot 4. Applicant would like a one year extension of time to install a larger generator on site. Original approval was granted on November 12, 2020. Attorney: Bob Smith.
- 6. **22-ZB-65V** **Ann Miloscia**
 Bulk Variance
 Block 2701, Lot 4.01; Zone: R-20
 88 North Randolphville Road
 Applicant would like to retain the existing garage and front porch.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 20,000 square feet
 Proposed – lot area 19,001 square feet (existing)

 Required – 100 foot lot width
 Proposed – 70.03 foot lot width (existing)

 Required – 40 foot front yard setback
 Proposed – 30.1 foot front yard setback (existing)

 Required – 15 foot side yard setback
 Proposed – 14.2 foot side yard setback (existing)

 Required – 8 foot side yard setback for an accessory structure
 Proposed – 5 foot side yard setback for an accessory structure (garage) (existing)
- 21-613** Required – 100 foot lot frontage
 Proposed – 70.03 foot lot frontage (existing)

21-3b. Accessory Building

- Required – an accessory building shall not exceed 25 feet by 25 feet
- Proposed – an accessory building 27.3 feet by 18.1 feet (existing)

*A second kitchen is not permitted as per 21-1301.23 of the Zoning Ordinance.

Action to be taken prior to February 5, 2023

- 7. **22-ZB-88V** **New Cingular Wireless PCS, LLC (AT&T)**
 Interpretation of the Zoning Ordinance
 Block 6701, Lot 3.02; Zone: HC
 121 Centennial Avenue
 Applicant would like to update existing telecommunication equipment.

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Action to be taken prior to February 24, 2023
Attorney: Christopher Quinn

8. **22-ZB-89V** **New Cingular Wireless PCS, LLC (AT&T)**
Interpretation of the Zoning Ordinance
Block 9301, Lot 53.01; Zone: LI-1
151 Ethel Road West
Applicant would like to update existing telecommunication equipment.

Action to be taken prior to February 25, 2023
Attorney: Christopher Quinn

9. **22-ZB-77V** **Safillah Faizullah**
Bulk Variance
Block 8301, Lot 18.02; Zone: R-10
2 Carpenter Road
Applicant would like to retain existing front porch and construct a deck in the back yard.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot rear yard setback
Proposed – 18.83 foot rear yard setback (deck)
- Required – 35 foot front yard setback
Proposed – 30 foot front yard setback (covered porch) (existing)

Action to be taken prior to February 9, 2023

10. **22-ZB-84V** **Frank Barber-Postponed to Dec. 8, 2022-Must Notice 200'**
Bulk Variance
Block 404, Lot 57.01; Zone; R-7.5
3 Jennie Place
Applicant would like a 6' privacy fence in the front yard; property has three (3) frontages.

VARIANCES REQUIRED:

- 21-501** Required – 75 foot lot width
Proposed – 40 foot lot width (existing)
- Required – 25 foot front yard setback
Proposed – 10 foot front yard setback (Jennie Place) (existing)
Proposed – 5 foot front yard setback (porch) (Jennie Place) (existing)
- Required – 8 foot side yard setback
Proposed – 6 foot side yard setback (existing)
- 21-606** Required – no structures located within the sight triangle
Proposed – a shed and fence partially located within the sight triangle
- 21-613** Required – 75 foot lot frontage
Proposed – 40 foot lot frontage (existing)
- 21-621** Required – no shed shall be located within a front yard
Proposed – a shed located within a front yard (existing)

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- 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 (Jennie Place)

Action to be taken prior to February 10, 2023

- 11. 22-ZB-41V 100 Lakeview Rear, LLC-Postponed to Dec. 8, 2022**
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

- 12. 22-ZB-86V Kevin P. Wilson**
Bulk Variance
Block 6911, Lot 26; Zone: R-10
707 Sunbrite Lane
Applicant would like to construct a front porch with roof and retain existing covered deck in rear yard.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed – 28 foot front yard setback (porch)
Proposed – 24.33 foot front yard setback (steps)
- Required – 25 foot rear yard setback
Proposed – 11.45 foot rear yard setback (existing)
- Required – maximum building coverage 20 percent
Proposed – 25.2 percent building coverage

Action to be taken prior to February 16, 2023

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- 13. 22-ZB-61V Chetna Bakshi
Bulk Variance
Block 6709, Lot 1; Zone: R-20
9 Underwood Street**
Applicant would like to install a 5' metal fence within the front yard setback and retain existing shed.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 20,000 square feet
Proposed – lot area 10,709.18 square feet (existing)

Required – 150 foot lot depth
Proposed – 111 foot lot depth (existing)

Required – 40 foot front yard setback
Proposed – 25.84 foot front yard setback (Underwood Street) (existing)
Proposed – 34.04 foot front yard setback (Buttonwood Drive) (existing)

Required – 30 foot rear yard setback
Proposed – 20 foot rear yard setback (patio) (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 5 foot aluminum foot fence located within the front yard setback line

21-621

Required – no shed shall be constructed within 3 feet from any property line
Proposed – shed located 2 feet from each property line

Action to be taken prior to February 16, 2023

- 14. Discussion and Adoption of the 2023 Zoning Board Calendar.**
- 15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF OCT. 27, 2022:**
- (a) 22-ZB-79V, Lilly Pham; Approved.**
 - (b) 22-ZB-81V, Mark & Danielle Sakitis; Approved.**
 - (c) 22-ZB-38V, Lori Sempervive; Approved.**
 - (d) 22-ZB-76V, Camber Pharmaceuticals; Approved.**
 - (e) 22-ZB-72/73V, Scholes Electric & Communications; Approved.**
- 16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF OCT. 27, 2022.**
- 17. ADJOURNMENT**

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