

**PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, DEEMBER 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-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

- 6. **22-ZB-78V** **Kenneth Mazariegos-Postponed to January 12, 2023** *No further notice*
 Bulk Variance
 Block 1902, Lot 1.01; Zone: BP-II
 132 Stelton Road
 Applicant would like to retain existing exterior grill area and gazebo.
 Existing retaining wall is partially located within the right-of-way.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 10,000 square feet
 Proposed – lot area 7,499 square feet (existing)
- Required – 100 foot lot width
 Proposed – 75 foot lot width (existing)
- Required – 25 foot front yard setback
 Proposed – 24.46 foot front yard setback (existing)
 Proposed – 21 foot front yard setback (canopy) (existing)
- Required – 8 foot side yard setback
 Proposed – 7.8 foot side yard setback (existing)

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Required – 60 foot front yard setback for an accessory structure
Proposed – 40 foot front yard setback for an accessory structure (cooking cabinet/grill) (Woodrow Avenue) (existing)
Proposed – 52 foot front yard setback for an accessory structure (gazebo) (Stelton Road) (existing)
Proposed – 52.5 foot front yard setback for an accessory structure (gazebo) (Woodrow Avenue) (existing)

21-601 Required – no encroachment in the right-of-way
Proposed – retaining wall partially located within the right-of-way (existing)

21-613 Required – 100 foot lot frontage
Proposed – 75 foot lot frontage (existing)

Action to be taken prior to February 25, 2023
Attorney: Richard Kaplan

7. **22-ZB-91V** **NYSMSA Limited Partnership d/b/a Verizon-
Postponed to January 12, 2023-will re-notice**
Interpretation & Appeal of Zoning Officer's Decision
Block 45.03, Lot 1.05; Zone: LI-1
300 South Randolphville Road
Applicant would like to update existing telecommunication equipment.
Action to be taken prior to February 28, 2023
Attorney: Edward Purcell

8. **22-ZB-41V** **100 Lakeview Rear, LLC-Postponed to January 26, 2023 *No further notice***
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

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*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

9. 22-ZB-90V

Michael Kearns

Bulk Variance

Block 2607, Lot 6.02; Zone: R-10

191 Dunellen Avenue

Applicant would like to retain fence and shed within an easement; setback for shed.

VARIANCES REQUIRED:

21-501

Required – 100 foot lot width

Proposed – 95.24 foot lot width (existing)

21-613

Required – 100 foot lot frontage

Proposed – 95.24 foot lot frontage (existing)

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 and shed located over an easement

21-621

Required – no shed shall be constructed within 3 feet from the property line

Proposed – a shed located 2.5 feet from each property line (existing)

Action to be taken prior to March 1, 2023

10. 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

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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

11. 22-ZB-92V

Jonathan Stuhl-Postponed until Jan. 12, 2023 *No further notice*

Bulk Variance

Block 9803, Lot 18; Zone: R-20

10 Dunbar Avenue

Applicant would like to install a shed, gazebo and 4 foot code fence.

VARIANCES REQUIRED:

21-501

Required – 60 foot front yard setback for an accessory structure

Proposed – 19.6 foot front yard setback for an accessory structure (gazebo/pavilion)

Required – 8 foot side yard setback for an accessory structure

Proposed – 7.7 foot side yard setback for an accessory structure (gazebo/pavilion)

21-601

Required – no open space, municipal drainage way, right-of-way or easement contiguous to any building shall be encroached upon or reduced in any manner

Proposed – a fence located over a sanitary sewer easement (existing) *

21-618

Required – a swimming pool shall not be constructed any closer than 40 feet to the street line

Proposed – a swimming pool located 10 feet to the property line (Morris Lane) (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, vinyl fence located within the front yard setback line (Morris Lane) (existing) *

21-621

Required – no shed shall be located within the front yard

Proposed – a shed located within a front yard (Morris Lane)

*Variances previously granted under Application #20-ZB-85V and Application #22-ZB-01V.

Action to be taken prior to March 1, 2023

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12. 22-ZB-84V Frank Barber-**Postponed until Jan. 12, 2023** *No further notice*
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)
- 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

13. 22-ZB-85 **Macedonia Freewill Baptist Church**
Final Major Subdivision
Block 10514, Lots 15.05, 15.08, 31.03; R-7.5
Ludlow/Highland/Roosevelt
Final Major Subdivision.

Action to be taken prior to March 9, 2023
Attorney: Diane Dabulas

14. 22-ZB-93V **Infinity Biologix, LLC d/b/a Sampled**
Use Variance
Block 6201, Lot 4.02; Zones: LI-5 & BP-1
30 Knightbridge Road

VARIANCES REQUIRED:

- 21-501** Required – maximum building height 50 feet
Proposed – a building 50 feet in height with mechanical equipment 14 feet 10 inches for a total height of 64 feet 10 inches *

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*A use variance is required per N.J.S.A. 40:55D-70(D)(6).

**Variances were previously granted under Application #21-PB-38/39V

**Action to be taken prior to March 16, 2023
Attorney: Michael Butler**

15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF NOV. 10, 2022:

- (a) 22-ZB-65V, Ann Miloscia; Approved.**
- (b) 22-ZB-88V, New Cingular, Ethel Road; Approved.**
- (c) 22-ZB-89V, New Cingular, Centennial Avenue; Approved.**
- (d) 22-ZB-77V, Safillah Faizullah; Approved.**
- (e) 22-ZB-61V, Chetna Bakshi; Approved.**

16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF NOV. 10, 2022.

17. ADJOURNMENT

NEXT SCHEDULED MEETING IS JANUARY 12, 2023 AT 7:30PM