

**\*\*PLEASE SILENCE ALL CELL PHONES\*\***

**PISCATAWAY TOWNSHIP ZONING BOARD  
REORGANIZATION MEETING  
THURSDAY, JANUARY 12, 2023 @ 7:30PM**

- 1. MEETING CALLED TO ORDER**
- 2. OPEN PUBLIC MEETING NOTICE**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**
- 5. ELECTION OF A CHAIRPERSON**
- 6. ELECTION OF A VICE-CHAIRPERSON**
- 7. ELECTION OF A SECRETARY**
- 8. APPOINTMENT OF A BOARD ATTORNEY**
- 9. APPOINTMENT OF A PLANNER**
- 10. APPOINTMENT OF A RECORDING CLERK**
- 11. COMMITTEE APPOINTMENTS**
  - a. SUBDIVISION COMMITTEE (3)**
    - 1. Committee Members**
    - 2. Election of Committee Chairperson**
  - a. SITE PLAN COMMITTEE (3)**
    - 1. Committee Members**
    - 2. Election of Committee Chairperson**
- 12. ADJOURNMENT**

**PISCATAWAY TOWNSHIP  
BOARD OF ADJUSTMENT – REGULAR MEETING  
THURSDAY, JANUARY 12, 2023 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-103V            DISH Wireless, LLC**  
**Interpretation**  
**Block 813, Lot 6.01; Zone: LI-1**  
**180 12<sup>th</sup> Street**  
Applicant would like to update existing telecommunication equipment.  
**Action to be taken prior to April 3, 2023**  
**Attorney: Richard Schkolnick**
- 6. 22-ZB-91V            NYSMSA Limited Partnership d/b/a Verizon-**  
**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**
- 7. 22-ZB-92V            Jonathan Stuhl**  
**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) \*

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JANUARY 12, 2023**

**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**

8. **22-ZB-84V** **Frank Barber**  
**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**

9. **22-ZB-78V** **Kenneth Mazariegos**  
**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.

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**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)

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**

**10. 22-ZB-95V**

**James Murray  
Bulk Variance  
Block 9708, Lot 9.07; Zone: R-10  
11 Lioni Court**

Applicant would like to install a shed within the easement.

**VARIANCES REQUIRED:**

**21-501**

Required – 100 foot lot width  
Proposed – 77.44 foot lot width (existing)

Required – 25 foot rear yard setback  
Proposed – 12 foot rear yard setback (existing)

**21-602**

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 shed located over an easement  
Proposed – a fence located over an easement (existing)

**21-613**

Required – 100 foot lot frontage  
Proposed – 77.44 foot lot frontage (existing)

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JANUARY 12, 2023**

**21-621** Required – no shed shall be higher than 9 feet above ground level  
Proposed – a shed 10.17 feet in height

**Action to be taken prior to March 12, 2023**

**11. 22-ZB-87V Thomas Varughese**  
**Bulk Variance**  
**Block 8301, Lot 15.02; Zone: R-10**  
**124 Haines Avenue**  
Applicant would like to replace existing fence in an easement; retain garden fence and paver patio encroaching in easement.

**VARIANCES REQUIRED:**

**21-501** Required – minimum lot area 10,000 square feet  
Proposed – lot area 9,863.36 square feet (existing)  
  
Required – 25 foot rear yard setback  
Proposed – 19.9 foot rear yard setback (deck) (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 located over a sanitary sewer easement  
Proposed – a portion of the deck, pavers and garden located over a sanitary sewer easement (existing)

**Action to be taken prior to February 17, 2023**

**12. 22-ZB-98V Prakash Sen**  
**Bulk Variance**  
**Block 2607, Lot 6.01; Zone: R-10**  
**194 Brewster Avenue**  
Applicant would like to install a fence within an easement.

**VARIANCES REQUIRED:**

**21-603** 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 an easement (existing)

**Action to be taken prior to March 15, 2023**

**13. 22-ZB-96V Garry Soumar**  
**Bulk Variance**  
**Block 3806, Lot 35.01; Zone: R-10**  
**4 Raven Avenue**  
Applicant would like to rebuild shed and retain fence; corner lot.

**VARIANCES REQUIRED:**

**21-501** Required – 60 foot front yard setback for an accessory structure  
Proposed – 8 foot front yard setback for an accessory structure (Hancock Road – unimproved)  
**21-619.1** Required – no fence located within the front yard setback line shall be over 4 feet in height, except a fence located behind the front yard setback line shall be permitted up to 6 feet in height

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, JANUARY 12, 2023**

Proposed – a fence located within the front yard setback line that is higher than 4 feet in height and a fence located behind the front yard setback line that exceeds 6 feet in height (existing)

**Action to be taken prior to March 17, 2023**

14. 22-ZB-100V Sameh Abdelrahman  
**Bulk Variance**  
**Block 2607, Lot 8; Zone: R-10**  
**183 Dunellen Avenue**  
Applicant would like to retain fence in an easement and shed encroaching within side yard setback.

**VARIANCES REQUIRED:**

**21-604** 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 an easement (existing)

**21-621** Required – no shed shall be constructed within three feet from any property line  
Proposed – a shed located 1.5 feet from the side yard property line (existing)

**Action to be taken prior to March 27, 2023**

15. 22-ZB-99V Kisha Horton  
**Bulk Variance**  
**Block 107, Lot 21.01; Zone: R-7.5**  
**1697 W 4<sup>th</sup> Street**  
Applicant would like to install a gazebo in the backyard.

**VARIANCES REQUIRED:**

**21-501** Required – minimum lot area 7,500 square feet  
Proposed – lot area 5,356 square feet (existing)

Required – 75 foot lot width  
Proposed – 42.85 foot lot width (existing)

Required – 25 foot front yard setback  
Proposed – 11.5 foot front yard setback (steps) (existing)

Required – 8 foot side yard setback  
Proposed – 3.61 foot side yard setback (existing)

Required – 8 foot rear yard setback for an accessory structure  
Proposed – 3.1 foot rear yard setback for an accessory structure (garage) (existing)

Required – 8 foot side yard setback for an accessory structure  
Proposed – 1.10 foot side yard setback for an accessory structure (existing)

Required – maximum building coverage 20 percent  
Proposed – 21.8 percent building coverage

**21-613** Required – 75 foot lot frontage  
Proposed – 42.85 foot lot frontage (existing)

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\*The proposed gazebo must be located, at minimum, 60 feet from the front yard property line or an additional variance will be required.

**Action to be taken prior to March 27, 2023**

16. **22-ZB-97V**      **Hugo Toranzo**  
**Bulk Variance**  
**Block 2607, Lot 6.02; Zone: R-10**  
**198 Brewster Avenue**  
Applicant would like to retain fence within an easement and other existing conditions for existing deck and shed.

**VARIANCES REQUIRED:**

- 21-501**      Required – minimum lot area 10,000 square feet  
Proposed – lot area 9,999.70 square feet (existing)
- Required – 100 foot lot depth  
Proposed – 95 foot lot depth (existing)
- Required – 25 foot rear yard setback  
Proposed – 14.5 foot rear yard setback (deck) (existing)
- 21-605**      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, pool and shed located over an easement (existing)
- 21-618**      Required – a pool shall not be installed within 10 feet of any side or rear yard property line  
Proposed – a pool located 4.75 feet from the side yard property line and 6 feet from the rear yard property line (existing)
- 21-621**      Required – no shed shall be constructed within 3 feet from any property line  
Proposed – a shed located 1 foot from the side yard property line and .83 feet from the rear yard property line (existing)

**Action to be taken prior to March 28, 2023**

17. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF DEC. 8, 2022:**

- (a) **22-ZB-86V, Kevin Wilson; Approved.**
- (b) **22-ZB-90V, Michael Kearns; Approved.**
- (c) **22-ZB-85, Macedonia Freewill Baptist Church; Approved.**
- (d) **22-ZB-93V, Infinity Biologix, LLC; Approved.**

18. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF DEC. 8, 2022**

19. **ADJOURNMENT**

**NEXT SCHEDULED MEETING IS JANUARY 26, 2023 AT 7:30PM**