

**PISCATAWAY TOWNSHIP  
BOARD OF ADJUSTMENT – REGULAR MEETING  
THURSDAY, SEPTEMBER 14, 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. **23-ZB-75V**            **Amelita Gutierrez**  
                                 **Bulk Variance**  
                                 **Block 2008, Lot 9; Zone: R-10**  
                                 **67 Anita Drive**  
                                 Applicant would like to install a fence and retain shed in an easement.

**VARIANCES REQUIRED:**

- 21-501**            Required – 25 foot rear yard setback  
                                 Proposed – 8 foot rear yard setback (deck) (existing)
- Required – maximum building coverage 20 percent  
                                 Proposed – 22.9 percent building coverage (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

**Action to be taken prior to November 4, 2023**

6. **23-ZB-77V**            **Katherine Rydzy**  
                                 **Bulk Variance**  
                                 **Block 11501, Lot 5; Zone: R-15**  
                                 **13 Deborah Drive**  
                                 Applicant would like to install a shed in the rear yard.

**VARIANCES REQUIRED:**

- 21-501**            Required – minimum lot area 15,000 square feet  
                                 Proposed – lot area 11,500 square feet (existing)
- 21-621**            Required – no shed shall be higher than 9 feet above ground level  
                                 Proposed – a shed 10.67 feet in height

**Action to be taken prior to November 9, 2023**

7. **23-ZB-71V**            **Rafael A. Santiago-Postponed until Oct. 12, 2023 No further notice**  
                                 **Bulk Variance**  
                                 **Block 503, Lot 1.01; Zone: R-7.5**  
                                 **203 Birchwood Drive**  
                                 Applicant would like to install a pool and privacy fence within the front yard setback.

**VARIANCES REQUIRED:**

- 21-501** Required – 25 foot front yard setback  
Proposed – 24.8 foot front yard setback (existing)  
Proposed – 18 foot front yard setback (steps) (existing)
- Required – 8 foot side yard setback for an accessory structure  
Proposed – 7.4 foot side yard setback for an accessory structure (shed) (existing)
- Required – 8 foot rear yard setback for an accessory structure  
Proposed – 3 foot rear yard setback for an accessory structure (shed) (existing)

- 21-618** Required – for a corner lot, a swimming pool shall not be constructed any closer than the required setback line for front yards (25 feet)  
Proposed – a swimming pool located 19 feet from the property line (Brunella Avenue)

- 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 5 feet from the property line (Brunella Avenue)

**Action to be taken prior to October 23, 2023**

8. **23-ZB-47V** **Leana Komandis**  
**Bulk Variance**  
**Block 11203, Lot 5; Zone: R-10**  
**231 Highland Avenue**  
Applicant would like to construct a new single family home.

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 10,000 square feet  
Proposed – lot area 5,000 square feet (existing)
- Required – 100 foot lot width  
Proposed – 50 foot lot width (existing)

- 21-613** Required – 100 foot lot frontage  
Proposed – 50 foot lot frontage (existing)

- 21-1102** Required – a garage must measure at least 12 feet in width by 20 feet in length and shall not be obstructed with stairways, landings, etc.  
Proposed – a garage measuring less than 12 feet in width by 20 feet in length

**Action to be taken prior to October 5, 2023**

**Attorney: Rosalind Westlake**

9. **23-ZB-50V** **Aamir Motiwala**  
**Bulk Variance**  
**Block 6916, Lot 1; Zone: R-10**  
**2603 Wade Street**  
Applicant would like to retain existing addition constructed by previous owner.

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 10,000 square feet  
Proposed – lot area 9,794.27 square feet (existing)

**Action to be taken prior to September 9, 2023**

10. 23-ZB-79V Jay Sy  
**Bulk Variance**  
**Block 7109, Lot 15; Zone: R-10**  
**24 Martin Lane**  
Applicant would like to install a fence within an easement.

**VARIANCES REQUIRED:**

- 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 an easement

**Action to be taken prior to November 23, 2023**

11. 23-ZB-80V Brandy Rivera-**Postponed until Sept. 28-No further notice**  
**Bulk Variance**  
**Block 114, Lot 28; Zone: R-7.5**  
**407 Oxford Street**  
Applicant would like to install a 6' privacy fence, corner lot.

**VARIANCES REQUIRED:**

- 21-501** Required – lot area 7,500 square feet  
Proposed – lot area 7,000 square feet (existing)
- Required – 75 foot lot width  
Proposed – 70 foot lot width (existing)
- Required – 25 foot front yard setback  
Proposed – 14.7 foot front yard setback (Oxford Street) (existing)
- Required – 8 foot side yard setback  
Proposed – 6.9 foot side yard setback (existing)
- 21-613** Required – 75 foot lot frontage  
Proposed – 70 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, vinyl fence located along the front yard property line and within the front yard setback (Oxford Street)

**Action to be taken prior to November 23, 2023**

12. 23-ZB-82V Moaaz Ali  
**Bulk Variance**  
**Block 3003, Lot 24.01; Zone: R-10**  
**61 Chicago Avenue**  
Applicant would like to install a 6' privacy fence, corner lot.

**VARIANCES REQUIRED:**

- 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 7.5 feet from the front yard property line (Baltimore Avenue)

13. 22-ZB-69V Derek Bradshaw & Aida Gonzalez-**Postponed until Oct. 26, 2023**  
**Bulk Variance**  
**Block 405, Lot 25.01; Zone: R-7.5**  
**1500 Quincey Street**  
Applicant would like to retain existing fence and shed, corner lot and within right-of-way easement.

**VARIANCES REQUIRED:**

- 21-501** Required – 25 foot front yard setback  
Proposed – 22.3 foot front yard setback (Muriel Avenue North) (existing)  
Proposed – 18.55 foot front yard setback (overhang) (Muriel Avenue North) (existing)  
  
Required – 25 foot rear yard setback  
Proposed – 22.1 foot rear yard setback (existing)
- 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, planter and stone curb located within the right-of-way (existing)
- 21-606** Required – no structure is permitted within the sight triangle  
Proposed – a fence located within the sight triangle (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 (1.5 feet from Muriel Avenue North & 21.5 feet from Quincy Street) (existing)

**Action to be taken prior to August 29, 2023**

**Attorney: Erica Edwards**

14. 23-ZB-58V NBAD1, LLC-**Postponed to October 26, 2023-No further notice**  
**Bulk Variances**  
**Block 11307, Lot 6; Zone: R-10**  
**431 Park Avenue**  
Applicant would like to construct a new single family home.

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 10,000 square feet  
Proposed – lot area 4,000 square feet (existing)  
  
Required – 100 foot lot width  
Proposed – 40 foot lot width (existing)  
  
Required – 10 foot side yard setback  
Proposed – 8.1 foot side yard setback  
  
Required – 25 foot rear yard setback  
Proposed – 9 foot rear yard setback  
  
Required – maximum building coverage 20 percent  
Proposed – building coverage 29.8 percent
- 21-613** Required – 100 foot lot frontage  
Proposed – 40 foot lot frontage (existing)

**BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, SEPTEMBER 14, 2023**

- 21-627(B)** Required – an air conditioning unit must be located a minimum of 10 feet from any property line  
Proposed – an air conditioning unit/pad located less than 10 feet to the side yard property Line
- 21-627(C)** Required – an air conditioning unit must be screened with plantings and/or fencing  
Proposed – no screening
- 21-1102** Required – each enclosed parking space must measure at least 12 feet in width by 20 feet in length  
Proposed – a garage measuring 11.04 feet in width feet by 18.45 feet in length

**Action to be taken prior to November 9, 2023  
Attorney: Elizabeth Durkin**

**15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF AUG. 10, 2023:**

- (a) **23-ZB-67V, Andrea Calabrese; Approved.**
- (b) **23-ZB-74V, Daniel Pieper; Approved.**
- (c) **23-ZB-57V, Caroline Ghorm; Approved.**
- (d) **23-ZB-55V, G & A Property Development, LLC; Approved.**
- (e) **23-ZB-78V, Dennia Duran; Approved.**
- (f) **23-ZB-45/46V, T-Mobile Northeast, LLC; Approved.**
- (g) **23-ZB-23V, Martha Sanders; Approved.**

**16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF AUG. 10, 2023**

**17. ADJOURNMENT**

**NEXT SCHEDULED MEETING IS SEPTEMBER 28, 2023 AT 7:30 PM**