

Piscataway 1986

(5/14)

5/14/86 Agenda for Piscataway Township Planning Board
Attach: cover letter to Barbara Williams

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AGENDA

PISCATAWAY PLANNING BOARD REGULAR MEETING

WEDNESDAY, MAY 14, 1986 -- 8:00 P.M.

NO NEW BUSINESS AFTER 11:00 P.M.

NO NEW TESTIMONY AFTER 11:30 P.M.

1. CALL TO ORDER.
2. OPEN PUBLIC MEETINGS NOTICE.
3. ROLL CALL.
4. ADOPTION OF MINUTES: FEBRUARY 20, 1986 REGULAR MEETING
5. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN AT THE REGULAR PLANNING BOARD MEETING OF APRIL 9, 1986.
 - 1) 86-PB-34 HOOVER UNIVERSAL
86-PB-33V PRELIMINARY AND FINAL SITE PLAN APPROVAL
SUBJECT TO CONDITIONS
BLOCK 457A, LOT2, IN AN M-5 ZONE, ON
CIRCLE DRIVE NORTH.
6. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN AT THE SITE PLAN/SUBDIVISION COMMITTEE MEETING OF APRIL 23, 1986.
 - 1) 86-PB-54 GARY & EILEEN SCHOBER
PRELIMINARY AND FINAL SITE PLAN APPROVAL
SUBJECT TO CONDITIONS
BLOCK 250; LOTS 1-6, IN AN LI-5 ZONE,
ON FLEMING STREET.

SITE PLANS

7. 84-PB-154 PETER J. SAKER JR.
(PRELIMINARY AND FINAL SITE PLAN)
P.O. Box 49
Freehold, New Jersey 07728
BLOCK 228, LOTS 33-67 AND 134, ZONES S.C. AND R-7.5
Construct 205,200 square foot shopping center on South
Washington Avenue and Carlton Avenue.

A resolution was adopted and memorialized on January 9, 1985, stating that the Board cannot hear this application as the Board is enjoined pursuant to the Court Order of Judge Serpentelli.

Request to be adjourned to April 9, 1986, received March 12, 1986.

Requires letter from Judge Serpentelli lifting restraint.

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Requires Middlesex County Planning Board review.

Hearing adjourned to May 14, 1986.

Attorney: Thomas Kelso

8. 86-PB-18 EPIC, INC.
(PRELIMINARY AND FINAL SITE PLAN)
9. 86-PB/17V 136 11th Street (VARIANCE)
Piscataway, New Jersey
BLOCK 96, LOTS 1B & 1C, ZONE LI-1
Construction of an 18,000 sq. ft. two-story office building in front of the existing one-story block building for the purpose of creating an office for the applicant's own use, storage of construction equipment, and rentable office space on Eleventh Street.

Ruled complete on April 4, 1986.

Action to be taken prior to August 2, 1986.

VARIANCE(S): (OR WAIVERS AS THE CASE MAY BE)-
Reduction of parking stall size, aisle width, insufficient front yard setback and insufficient driveway to existing intersection-Required are 10 X 20 ft., 25 ft., 25 ft., and 35 ft.; Proposed are 9 X 18 ft., 24 ft., 5 ft., and 25 ft.

Requires affidavit of publication.

Requires affidavit of service.

Requires proof of tax payment to date.

Requires list of stockholders.

Requires Middlesex County Planning Board review.

Attorney: Howard Gran

10. 86-PB-53 COSMAIR, INC. (Requesting waivers.)
(PRELIMINARY AND FINAL SITE PLAN)
222 Terminal Avenue
Clark, New Jersey 07066
BLOCK 460C, LOTS 3B, 4C, ZONE LI-5
Construction of a 21,086 sq. ft. addition to the existing facility which presently covers 175,400 sq. ft. for the purpose of packaging lipsticks, mascaras, compacts assembly

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and related products, on New England Avenue.

Ruled complete on April 3, 1986.
Action to be taken prior to May 18, 1986.

Requires proof of tax payment.
Requires Middlesex County Planning Board review.

Applicant requests waiver of parking requirements.

Attorney: Stephen J. Edwards

11. OPEN TO THE PUBLIC

SUBDIVISIONS

**12. 85-PB-109 ELSA CAPONE
(CLASSIFICATION)**

**13. 85-PB-110V 392 Dryden Street (VARIANCE)
Piscataway, New Jersey 08854**

BLOCK 170, LOTS 34-45, ZONE R-10

Seeking classification to subdivide into three lots on Dryden Street and Davis Avenue to sell the new building lot, and allow one existing single family detached residence to remain on the second and third proposed lots.

VARIANCES: Insufficient area and insufficient frontage on the proposed new building lot; 10,000 sq. ft. and 100 ft. frontage is required; 9,000 sq. ft. and 90 ft. frontage is proposed.

Ruled complete February 20, 1986.
Action to be taken prior to June 20, 1986.

Requires investigation by Department of Public Works staff as to driveway location, curbs, hydrants, and other improvements, as requested by the Board on March 26, 1986.

Applicant requested to consider planning recommendation that maintenance easement be used in lieu of side yard setback along garage.

Requires affidavit of service

Requires affidavit of publication

Requires Middlesex County Planning Board review.

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Attorney: Raymond Miller

14. 86-PB-04 PERM CONSTRUCTION CO.
(CLASSIFICATION)
15. 86-PB-05V 49 Dunbar Avenue (VARIANCE)
16. 86-PB-09V Piscataway, New Jersey 08854 (VARIANCE)
BLOCK 128, LOTS 5,6,27, & 28 ZONE R-7.5
Seeking classification and minor subdivision approval to
subdivide into two lots on Victoria Avenue and Valmere
Avenue.

VARIANCES: Lots 5 & 6-Insufficient width, area, rear yard
setback for the existing garage, and overcoverage of the lot;
required is 75', 7500 sq. ft., 8', and 1000 sq. ft.; proposed
is 50', 5000 sq. ft., 1'9", and 1200 sq. ft.

Lots 27 & 28-Insufficient width and insufficient area;
required is 75' and 7500 sq. ft., proposed is 50' and
5000 sq. ft.

Ruled complete February 11, 1986.
Action to be taken prior to June 11, 1986.

Applicant requested to identify location of nearest hydrant.
Requires letter of authorization from owner.
Requires affidavit of service.
Requires affidavit of publication.
Requires Middlesex County Planning Board review.

Attorney: M. Roy Oake

17. 86-PB-06 **BLANCHE PERNA**
(CLASSIFICATION)
18. 86-PB-07V 429 Second Avenue (VARIANCE)
19. 86-PB-08V Piscataway, New Jersey 08854 (VARIANCE)
BLOCK 450, LOT 19A-24 and 25-28, ZONE RR-1
Seeking classification and minor subdivision approval to
subdivide into two lots on Second Avenue to construct
one single family detached residence on the proposed
new lot.

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VARIANCES: (Proposed lot with existing residence)-Lots 19A-24-Insufficient area and width; required is 43,560 sq. ft., and 150 feet; proposed is 25,213 sq. ft. and 137.5 ft.

(Proposed lot)-Lots 25-28-Insufficient area and side yard setback; required is 43,560 sq. ft. and 25 ft.; proposed is 18,574 sq. ft. and 24.2 ft.

Ruled complete February 11, 1986.

Action to be taken prior to June 11, 1986.

Requires affidavit of service.

Requires affidavit of publication.

Requires Middlesex County Planning Board review.

Attorney: M. Roy Oake

20. 85-PB-112 PELMONT BUILDERS
(PRELIMINARY MAJOR SUBDIVISION APPROVAL)

21. 86-PB-11V 366 Vail Avenue (VARIANCE)
Piscataway, New Jersey 08854
BLOCK 835, LOT 9, ZONE R-15

Seeking preliminary approval of a major subdivision for fourteen lots on Hoes Lane for the purpose of constructing single family detached residences on thirteen (13) lots. There is one single family detached residence existing on the tract.

VARIANCE: Requires side yard and rear yard variances for accessory building-required is 8 feet and 8 feet; proposed is 5 feet 6 inches, and 5 feet 7 inches.

Application classified as a major on February 20, 1986.

Ruled complete March 25, 1986.

Action to be taken prior to July 23, 1986.

Requires current proof of tax payment.

Requires affidavit of service

Requires affidavit of publication

Requires Middlesex County Planning Board review.

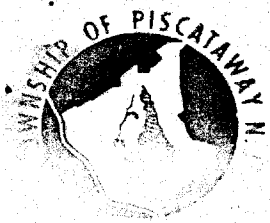
Attorney: Howard Gran

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22. COMMUNICATIONS.

23. BILLS TO BE PAID.

24. ADJOURNMENT. (NEXT SITE PLAN/SUBDIVISION MEETING-MAY 28, 1986
CONFERENCE MEETING-JUNE 4, 1986
REGULAR MEETING-JUNE 11, 1986)



JMP

TOWNSHIP OF
PISCATAWAY
MIDDLESEX COUNTY
PISCATAWAY, NEW JERSEY 08854
201 961-0000 EXT. 412

PLANNING BOARD

May 9, 1986

Barbara J. Williams, Esq.
Constitutional Litigation Clinic
Room 338
Rutgers Law School
15 Washington Avenue
Newark, New Jersey 07102

Dear Staff:

Please be advised that the agenda for the Piscataway Township Planning Board Meeting of May 14, 1986, is attached. The property of the Peter Saker application, #84-PB-154, was under "Mt. Laurel" restraint by the Court.

Yours truly,

PISCATAWAY TOWNSHIP

Lenore Slothower
Lenore Slothower
Assistant Planner