

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 23, 2020.

The Regular Meeting of the Piscataway Zoning Board was called to order at 7:30 P.M. in the Department of Public Works Meeting Room, 505 Sidney Road, Piscataway, New Jersey, by Chairman Bleich.

Chairman Bleich stated: IN COMPLIANCE WITH THE OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED IN THE FOLLOWING WAYS:

- *Posted on the bulletin board of the Municipal Building and made available through the Township Clerk;
- *Notice published in the Courier News;
- *Notice sent to The Star Ledger;
- *Notice made available through the Township Librarians.

ROLL CALL:

PRESENT: Shawn Cahill, Roy O'Reggio, Loretta Keimel, Jeff Tillery, Kalpesh Patel, Steven Weisman, Warren Zimmerman and Chairman Bleich. **ABSENT:** N/A

Also present: James Kinneally, Esq., Henry Hinterstein, John Chadwick and Laura Buckley, Recording Secretary. It was determined that a quorum was present by roll call.

4. PLEDGE OF ALLEGIANCE

James Kinneally states that application on the agenda # 7, 19-ZB-17V/18V, **Sanchin & Neha Patel**, has been postponed until February 27, 2020; no further notice required. #8, 19-ZB-37V, **Himanshu Patel**, has withdrawn without prejudice. # 10, 19-ZB-44V, **John & Joan's Road Stand**, has been postponed until February 27, 2020-Applicant must notice. # 11, 19-ZB-03/04V, **135 Fleming Street**, has been postponed until February 27, 2020-no further notice required.

5. 19-ZB-65V

**Teresa Douglas
Bulk Variance
Block 8301, Lot 1.08; Zone: R-10
1243 Brookside Road**

Application proposes to reconstruct fire damaged home and add a garage.

VARIANCES REQUIRED:

21-501 Required – 35 foot front yard setback
Proposed – 25.28 foot front yard setback

Action to be taken prior to January 2, 2020

Teresa Douglas, 444 Lancaster Court, Piscataway, the applicant, is sworn in to testify on her own behalf. Greg Hewett, 60 Beechwood Lane, Berkley Heights, NJ, is sworn in. Ms. Douglas states that they would like to rebuild the home adding a second floor and adding a garage. Mr. Kinneally states that this is a rebuild to home destroyed by fire; Ms. Douglas agrees. The reason they are here is because the house is too close to the front yard setback; Ms. Douglas agrees. They are building the house on the same footprint; it is no closer to the street.

Mr. Hinterstein does not see any issues with the construction. They are rebuilding and just doing an addition. Mr. Hewett states that there was an existing car port; they want to close it up and make a garage as per the ordinance. The existing footprint remains the same.

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Public portion open:

1. Jessica Kratovil, 1247 Brookside Road, is sworn in. She states that she came out to support her neighbors and she has a few comments. The reason that they are rebuilding the house is because it was destroyed on the fire. She states that she has a set of security cameras and noticed suspicious activity and they gave the videos to the Police and the investigation was inconclusive even though it was clearly arson. She states that they should be able to rebuild the house.

Public portion closed.

MOTION was made by Mr. Cahill to Adjourn to approve the application; seconded by Mr. Weisman.
ROLL CALL: Mr. Cahill, Mrs. Keimel, Roy O'Reggio, Mr. Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

6. **19-ZB-57/58V** **AP Aspen, LLC**
 Preliminary & Final Site Plan; Use Variance
 Block 1301, Lot 1.04 & 1.05; Zone: R-10A
 2800 New Brunswick Avenue
 Applicant proposes to convert existing space into two 2-bedroom units.

VARIANCES REQUIRED:

- 21-1011.2a(3)** Required – maximum of 15 dwelling units per acre
 Proposed – 15.06 dwelling units per acre *

Action to be taken prior to March 12, 2020
Attorney: Lawrence Cali

Lawrence Cali, Attorney, is here to represent the application. Court stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Mr. Cahill to Adjourn to approve the application; seconded by Mrs. Keimel.
ROLL CALL: Mr. Cahill, Loretta Keimel, Roy O'Reggio, Mr. Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

9. **19-ZB-71V** **New Cingular Wireless**
 Interpretation of Zoning Ordinance
 Block 4503, Lot 1.05; Zone: LI-5
 300 S Randolphville Road
 Interpretation of Zoning Ordinance. Modification of existing telecommunications facility.

Action to be taken prior to May 5, 2020
Attorney: Judy Fairweather

Judy Fairweather, Attorney, is here to represent the application. Court stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Mr. Cahill to Adjourn to approve the application; seconded by Mr. Patel.
ROLL CALL: Mr. Cahill, Loretta Keimel, Roy O'Reggio, Mr. Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

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12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JAN. 9, 2020:

- (a) Resolution appointing James Kinneally Attorney for the Board**
- (b) Resolution appointing John Chadwick as Planner for the Board**
- (c) Resolution appointing Shawn Cahill as Secretary to the Board**
- (d) Resolution appointing Laura Buckley as Recording Clerk to the Board**

ALL IN FAVOR: Mr. Cahill, Mrs. Keimel, Mr. Tillery, Mr. Patel, O'Reggio, Weisman and Chairman Bleich.

13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JAN. 9, 2020:

MOTION was made by Mr. Cahill to adopt the minutes; second by Mr. Weisman

ALL IN FAVOR; ROLL CALL: Mr. Cahill, Roy O'Reggio, Mr. Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

14. ADJOURNMENT

MOTION was made by Mr. Cahill to Adjourn the meeting.

ALL IN FAVOR: Mr. Cahill, Mrs. Keimel, Roy O'Reggio, Mr. Tillery, Mr. Patel, Steve Weisman and Chairman Bleich.

NEXT SCHEDULED MEETING IS FEBRUARY 13, 2020 AT 7:30 P.M.

The meeting was adjourned at 7:57 P.M.

Respectfully Submitted,

Laura A. Buckley

Zoning Board Recording Secretary for Shawn Cahill, Secretary

I certify that the foregoing is a true and correct copy of the Minutes from the Regular Meeting of January 23, 2020, same having been fully adopted by the Zoning Board of Adjustment of Piscataway on February 13, 2020.

Shawn Cahill, SECRETARY

Allan Bleich, CHAIRMAN