

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 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, Steven Weisman, Loretta Keimel, Jeff Tillery, Kalpesh Patel, 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 #7 on the agenda, **19-ZB-44V, John & Joan’s Road Stand-Postponed until March 26, 2020-Must Notice**; must notice. # 9, **19-ZB-03/04V, 135 Fleming Street, LLC**, has been postponed until April 23, 2020; no further notice required.

5. 19-ZB-64V

**Aatif Qureshi
Bulk Variance
Block 5901, Lot 20; Zone: R-20
20 Ambrose Valley Lane**

Applicant proposes to install a shed in the rear yard of existing home.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 20,000 square feet
Proposed – lot area 13,000 square feet (existing)

Required – 150 foot lot depth
Proposed – 130 foot lot depth (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/garden located over a municipal easement (existing)
Proposed – pillars located within the right-of-way (existing)

Action to be taken prior to April 1, 2020

Aatif Qureshi, the applicant, is sworn in to testify on his own behalf. Mr. Qureshi states that he would like to install a shed. Mr. Kinneally states that installing the shed it not making any new variances; the lot is undersized. There are three (3) non-conformities, all existing. Mr. Hinterstein states that if for any reason they have to access that easement in the back of the property or if the Township is doing

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2020.

work in the right-of-way those pillars, the garden, if anything gets affected due to the fact that the owner will be responsible to replace it. Mr. Qureshi understands. Public portion open/closed.

MOTION was made by Mr. Cahill to approve the application; seconded by Mrs. Keimel.

ROLL CALL: Shawn Cahill, Loretta Keimel, Roy O'Reggio, Jeff Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

6. 19-ZB-62V

Ray Li & Yinglin Zhu

Certificate of Non-Conformity & Use Variance

Block 1102, Lot 37.01; Zone: R-7.5

150 Levgar Street

Applicant would like to continue the non-conforming use of a two-family dwelling.

VARIANCES REQUIRED:

21-501

Required – single-family residential use

Proposed – two-family use *

Action to be taken prior to March 20, 2020

Attorney: Jacob P. Davidson

MOTION was made by Mr. Cahill to approve the application; seconded by Mrs. Keimel.

ROLL CALL: Shawn Cahill, Loretta Keimel, Roy O'Reggio, Jeff Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

8. DISCUSSION:

19-ZB-50/51V

Kinkisharyo International, LLC

Block 3702, Lot(s) 1.03, 1.04, 1.05

145 Baekeland Avenue

Applicant seeks to amend a condition of previously approved application.

Attorney: Bob Smith

Aravind Aithal, Attorney, is here to represent the applicant. Court stenographer present; transcripts will be on file in the Community Development Office.

MOTION was made by Mr. Cahill to approve the application; seconded by Mr. Weisman.

ROLL CALL: Shawn Cahill, Loretta Keimel, Roy O'Reggio, Jeff Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

10. 19-ZB-17V/18V

Sanchin & Neha Patel

Use Variance or Certificate of Non-conformity

Block 1903, Lot 25.01; Zone: R-7.5

138 Hamilton Boulevard

Applicant would like the continued use of a four-family home.

VARIANCES REQUIRED:

21-501

Required – single-family residential use

Proposed – four-family use *

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2020.

**Action to be taken prior to February 28, 2020
Attorney: Aravind Aithal**

Aravind Aithal, Attorney, is here to represent the applicant. Court stenographer present; transcripts will be on file in the Community Development Office.

MOTION was made by Mr. Cahill to approve the application; seconded by Mr. Patel.

ROLL CALL: Shawn Cahill, Loretta Keimel, Roy O'Reggio, Jeff Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

- 11. 20-ZB-03/04V Life Storage-SH 729-744, LLC
Site Plan & Bulk Variance
Block 5301, Lot 4.01; Zone: GB
500 Stelton Road**

Applicant is seeking approval to installation of ADA ramps.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 18.33 foot front yard setback (ramp)

**Action to be taken prior to June 18, 2020
Attorney: William Sullivan**

William Sullivan, Attorney, is here to represent the applicant. Mr. Sullivan states that the applicant operates a self storage facility at 500 Stelton Road. The applicant has remodeled the office space and counter space in the existing facility. This Board previously approved a temporary trailer on the site so that the business could operate while construction was taking place. The building inspector found that in order of them to get a certificate of occupancy, they need ramps to comply with the accessible code. The building did not have that historically.

They are doing that but the problem is that the existing building doesn't conform to the 25 foot front yard setback. The existing building is already at 23.33 feet; the ramps will be at 18.33 feet in the front yard. William Turner, 2341 Bobby Court, PA. He is the project manager of construction facilities. Mr. Turner states that this project was just to update and renovate the existing office. During the construction review it was realized that they were not in compliance with ADA regulations. Mr. Turner states that the ramp will be right outside the front door and going to the parking field. The dimensions are 5' x 17' with a landing right in front of the door and handrails. The maximum elevation is 10".

Mr. Sullivan asks if Mr. Turner tried to design an accessible entrance that would have waived the variance. Mr. Turner states that he tried the left, the right, staggering it but they still had the 10" drop off and it would not work; very unsafe. Mr. Hinterstein states that it is a necessity, the ramp is behind the existing parking lot. He doesn't see any issues with the application. Public portion open/closed.

MOTION was made by Mr. Cahill to approve the application; seconded by Mrs. Keimel.

ROLL CALL: Shawn Cahill, Loretta Keimel, Roy O'Reggio, Jeff Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2020.

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF FEB. 13, 2020:

- (a) **19-ZB-48V, Iqbal Ahmed, Approved.**
- (b) **19-ZB-45V, AAA Budget Self Storage, Amended, Approved.**
- (c) **19-ZB-64V, Grand Home Investments VII, LLC, Approved.**
- (d) **19-ZB-67V, United Realty USA, LLC, Approved.**

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

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF FEB. 13, 2020

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

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

13. ADJOURNMENT

MOTION was made by Mr. Weisman to Adjourn the meeting; second by Mr. Patel.

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

NEXT SCHEDULED MEETING IS MARCH 12, 2020 AT 7:30 P.M.

The meeting was adjourned at 8:38 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 February 27, 2020 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on March 12, 2020.

Shawn Cahill, SECRETARY

Allan Bleich, CHAIRMAN