

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MARCH 12, 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, Jeff Tillery, Kalpesh Patel and Chairman Bleich. **ABSENT:** Warren Zimmerman

Also present: James Kinneally, Esq., Henry Hinterstein 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 #6 on the agenda, **20-ZB-06V, Noor Kakur, has been Postponed until April 9, 2020-Must notice MC and S. Plainfield 200' list. # 7, 20-ZB-08V, Jaimini Patel,** has been postponed until March 26, 2020; no further notice required. **# 10, 20-ZB-01V, Ramesh Harikrishnan, has been postponed until March 26, 2020-Must notice newspaper only.**

5. 20-ZB-02V

Satyen Rawal

Bulk Variance

Block 9401, Lot 43; Zone: R-20

5 Smoke Tree Close

Applicant proposes to construct an addition to an existing single family home.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 20,000 square feet

Proposed – lot area 16,000 square feet (existing)

Action to be taken prior to May 31, 2020

Satyen Rawal, the applicant, is sworn in to testify on his own behalf. Mr. Rawal states that they would like to construct an 8' 6" x 5' 1" addition to expand their kitchen; they currently have a one story ranch. He states that he is the homeowner as well as an architect. The kitchen is very small and the main core of that they are trying to add the kitchen expansion. The lot is undersized so that is why they are here for a variance. The lot is 16,000 square feet currently where 20,000 square feet is required.

Mr. Kinneally states that they will not be creating any new variances by constructing the addition; Mr. Hinterstein agrees. There is no vacant land around him to be purchased; there are already houses on the adjacent properties. Mr. Rawal received a copy of the staff report dated March 12, 2020 and will comply. He states that they will be adding a second form of egress in the home with the addition, that

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is why there are new stairs. The home will be single family, no rental, his primary residence. Public portion open/closed.

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

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

- 8. 20-ZB-05V Aatif Qureshi**
Bulk Variance
Block 5901, Lot 20; Zone: R-20
20 Ambrose Valley Lane
Applicant proposes to construct a sunroom to an existing single family 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)
- Required – 15 foot side yard setback
Proposed – 9 foot side yard setback (sunroom)

- 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 June 19, 2020

Aatif Qureshi, the applicant, is sworn in to testify on his own behalf. Mr. Qureshi states that they would like to add a sunroom to keep his plants in. Mr. Kinneally states the applicant if he understands that he has some existing conditions where there are structures over the easements. If they are to be removed, it is the applicant's responsibility to remove those and replace those; pillars, garden, etc. Mr. Qureshi agrees. Mr. Hinterstein would like him to clarify on the survey where exactly is the sunroom going; it shows it slightly over the deck and a little bit in from the edge of the house. Mr. Qureshi states that it will be in line with the house exactly; the deck will stay there and have a door.

Mr. Hinterstein asks if he is going to modify the deck; he is not. The sunroom is 16' by 13'; it was done wrong on the survey. The applicant will have to modify the survey to show exactly what dimensions are and where the setbacks are. Mr. Qureshi states that he needs this approved tonight because he needs to get his permits. Mr. Hinterstein states that he needs to get a resolution first, update his survey, and then he can submit for the permits.

Mr. Qureshi states that the sunroom will go 16 feet out from the edge of the house. He needs to show the proper dimensions on the plan prior to the resolution being adopted. Mr. Hinterstein states that 15 feet is required and he will be proposing 10.4 foot side yard setback. Public portion open/closed.

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

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

Mr. Qureshi asks how he can purchase Township property behind him. Mr. Hinterstein states that he needs to write a letter to the Business Administrator in reference to buying the property.

9. 19-ZB-38V

John Sharpe

Bulk Variance

Block 6404, Lot 9; Zone: RR-1

409 Crestwood Street

Applicant proposes to install a pavilion, shed and a 6' privacy fence to an existing single family home on a corner lot.

John Sharpe, the applicant, is sworn in to testify on his own behalf. Henry Hinterstein states that he was here previously; he has a revised fence plan which is marked as A-1. Mr. Kinneally states that the revised survey shows the location of the fence being at a 25 foot setback; Mr. Sharpe agrees. Mr. Hinterstein states that he met with Mr. Sharpe and went over the intent of what he would like to do in the future in his backyard. He explained about the front yard setbacks and the site quoridor. The compromise will be that to maintain a 6 foot high fence, that he will move it in to 25 feet from the property line. Mr. Hinterstein is satisfied with the 25 feet from the front yard.

Originally Mr. Sharpe also came in for a pavilion, but as of right now those plans are on hold until he knows the exact layout of his back yard. Right now he will just be going for the fence variance. He will revisit that when he is ready and apply for any permits or variances, if needed. Mr. Hinterstein states that Mr. Sharpe is required to fill out a fence permit. Public portion open/closed.

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

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

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF FEB. 27, 2020:

- (a) **19-ZB-64V, Aatif Qureshi; Approved.**
- (b) **19-ZB-62V, Ray Li & Yinglin Zhu; Approved.**
- (c) **19-ZB-50/51V, Kinkisharyo; Approved.**
- (d) **20-ZB-03/04V, Life Storage; Approved.**
- (e) **19-ZB-17V/18V; Sanchin & Neha Patel, Approved.**

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

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF FEB. 27, 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.

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13. ADJOURNMENT

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

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

NEXT SCHEDULED MEETING IS MARCH 26, 2020 AT 7:30 P.M.

The meeting was adjourned at 7:47 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 March 12, 2020 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on June 11, 2020.

Shawn Cahill, SECRETARY

Allan Bleich, CHAIRMAN