

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MAY 26, 2022.**

The Regular Meeting of the Piscataway Zoning Board was called to order at 7:30 P.M. online via Zoom, Piscataway, New Jersey, by Chairman Cahill.

Chairman Cahill 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:** Chairman Shawn Cahill, Jeff Tillery, Kalpesh Patel, Roy O’Reggio, Waqar Ali and William Mitterando. **ABSENT:** Steven Weisman, Rodney Blount & Artie Hayducka

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

**4. PLEDGE OF ALLEGIANCE**

Mr. Kinneally states that there are some changes to tonight’s agenda; #8, 22-ZB-33V, Paul Cotterill, has been postponed until June 9, 2022; no further notice. #9, 22-ZB-11/12V, D. F. Osborne Construction; postponed until June 23 2022, no further notice required.

- 5. 22-ZB-37V Arif Mustaffa Akther**  
**Bulk Variance**  
**Block 8308, Lot 2; Zone: R-10**  
**45 Lillian Terrace**  
Applicant proposes to install a 6’ privacy fence within an easement.

**VARIANCES REQUIRED:**

**21-601** 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 a municipal easement

**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 along the property line (Tuxedo Avenue)

**Action to be taken by August 10, 2022**

Arif Mustaffa Akther, the applicant, is sworn in to testify on his own behalf. He states that they would like to put up a 6 foot privacy fence in his back yard, rear and side, there is an easement. Mr. Kinneally states that if the Town would ever need to gain access to that easement, it would be up to the property owner to remove and replace the fence; Mr. Akther agrees. Public portion open/closed.

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**MOTION** was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Jeff Tillery, Roy O'Reggio, Waqar Ali, William Mitterando, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

6.      **22-ZB-34V**                      **Stephen J. Veliky**  
   **Bulk Variance**  
   **Block 109, Lot 80.01; Zone: R-7.5**  
   **433 Rushmore Avenue**  
   Applicant would like to construct an 18 foot by 34 foot detached garage.

**VARIANCES REQUIRED:**

**21-3(b)**                      Required – in residential zones an accessory building should not exceed 25 feet by 25 feet or 625 square feet  
   Proposed – an accessory building 18 feet by 34 feet or 612 square feet

**21-501**                      Required – 75 foot lot width  
   Proposed – 44 foot lot width (existing)  
  
   Required – 8 foot side yard setback for an accessory structure  
   Proposed – 4 foot side yard setback for an accessory structure (garage)

**21-601**                      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 planters located within the right-of-way (existing)

**21-613**                      Required – 75 foot lot frontage  
   Proposed – 40 foot lot frontage (existing)

**Action to be taken by August 9, 2022**

Steven Veliky, the applicant, was sworn in at the last hearing. He states that he spoke with Mr. Hinterstein about the size and location of the proposed garage. The new garage will be 18 feet by 30 feet with a 6 foot side yard setback and no less than 8 feet from the rear Property line. Mr. Hinterstein agrees with Mr. Veliky. Chairman Cahill asks if there are any other questions, comments or concerns from the Board; hearing none he opens it to the public. Public portion closed.

**MOTION** was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Jeff Tillery, Roy O'Reggio, Waqar Ali, William Mitterando, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

7.      **22-ZB-24V**                      **Rajat Kumar**  
   **Bulk Variance**  
   **Block 8502, Lot 14; Zone: R-10**  
   **517 New Durham Road**  
   Applicant would like to construct a two story addition.

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**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 10,000 square feet  
Proposed – lot area 9,375 square feet (existing)
- Required – 100 foot lot width  
Proposed – 75 foot lot width (existing)
- Required – 35 foot front yard setback  
Proposed – 28.5 foot front yard setback
- Required – 8 foot rear yard setback for an accessory structure  
Proposed – 4 foot rear yard setback for an accessory structure (shed) (existing)
- Required – 8 foot side yard setback for an accessory structure  
Proposed – 3 foot side yard setback for an accessory structure (shed) (existing)
- 21-613** Required – 100 foot lot frontage  
Proposed – 75 foot lot frontage (existing)

**Action to be taken prior to August 1, 2022**

Rajat Kumar, the applicant, was sworn in at the prior hearing. Mr. Kumar submitted revised plans for the new addition and showing all conditions on the existing property. Mr. Hinterstein states that the building coverage with the covered patio is at 22.66% which isn't an issue but the patio must remain open and not enclosed. If they enclose the patio they must come back to the Board for approval; Mr. Kumar agrees.

**MOTION** was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Jeff Tillery, Roy O'Reggio, Waqar Ali, William Mitterando, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

**10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 12, 2022:**

- (a) **22-ZB-27V, Mohamed Towfiek; Approved.**
- (b) **22-ZB-30V, Jawad Hafeez; Approved.**
- (c) **22-ZB-31V, Cesar L. Jose; Approved.**
- (d) **22-ZB-32V, Laxmi N. Vedula; Approved**
- (e) **22-ZB-28V, Dharmen Patel; Approved.**

**All in Favor:** Mr. Tillery, Mr. O'Reggio, Mr. Patel, Mr. Mitterando, Mr. Ali Chairman Cahill.

**11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 12, 2022.**

**MOTION** was made by Chairman Cahill to adopt the minutes; second by Mr. Patel. **All in Favor:** Mr. Tillery, Roy O'Reggio, Kalpesh Patel, William Mitterando, Waqar Ali and Chairman Cahill.

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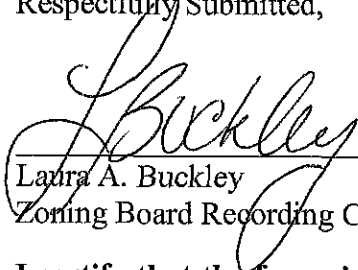
**12. ADJOURNMENT**

**MOTION** was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.  
**ALL IN FAVOR: Aye**


**NEXT SCHEDULED MEETING IS JUNE 9, 2022 AT 7:30 P.M.**

The meeting was adjourned at 7:45 P.M.

Respectfully Submitted,

  
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Laura A. Buckley  
Zoning Board Recording Clerk for Shawn Cahill, Secretary

**I certify that the foregoing is a true and correct copy of the Minutes from the Regular Meeting of May 26, 2022 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on June 9, 2022.**

  
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**SHAWN CAHILL, SECRETARY**  
**PISCATAWAY ZONING BOARD OF ADJUSTMENT**