

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 23, 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 Steven Weisman, Rodney Blount & Artie Hayducka and William Mitterando. **ABSENT:** N/A

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:

- # 5 21-ZB-81V, Arnaldo Peraza, Postponed until July 14, 2022-Must notice
- # 6. 22-ZB-45V, Michele Lombardi-Postponed until July 14, 2022-no further notice
- # 9. 22-ZB-38V, Lori Sempervive-Postponed until August 11, 2022, No further notice

7. 22-ZB-39V

Rinkesh Patel
Bulk Variance
Block 8308, Lot 3; Zone: R-10
41 Lillian Terrace

Applicant proposed to install a 6' fence in an easement and within the front yard setback; corner lot.

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 within the front yard setback line (Tuxedo Avenue)

Action to be taken prior to September 7, 2022

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Rinkesh Patel, the applicant, is sworn in to testify on his own behalf. He states that he would like to put up a fence on the side and the back of his property. There is an easement but he would like the fence. Mr. Kinneally states that if the Board grants this application, it would be up to the property owner to remove and replace the fence if the Township needs access; Mr. Patel agrees. Public portion open/closed.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Steven Weisman, Jeff Tillery, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

8. **22-ZB-44V** **New York SMSA Limited Partnership d/b/a Verizon Wireless Interpretation of Zoning Ordinance Block 1810, Lot 1.01; Zone: LI-1 135 Fleming Street**
Applicant would like to upgrade existing communication equipment.

Action to be taken by October 2, 2022
Attorney: Edward Purcell

Edward Purcell, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Steven Weisman, Jeff Tillery, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

10. **21-ZB-57/58V** **28 Howard Street Holdings, LLC Prel. & Final Site Plan, Use & Bulk Variances Block 1101, Lot 51.01; Zone: M-1 & R-7.5 28 Howard Street**
Applicant proposes variances site work.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in zone
Proposed – uses not permitted in zone *
- 21-619.1** Required – in any residential district, a fence located within the front yard setback line cannot exceed 4 feet in height and/or consist of no more than 50% solid material.
Proposed – a 6 foot solid vinyl fence located within the front yard setback line
- 21-1101.3** Required – paved parking/storage area
Proposed – stone trailer storage area

*A use variance is required.

**Variances were previously granted under Applications #00-ZB-27/28V and 12-ZB-10. A temporary use variance was previously granted under Application #21-ZB-16V.

Action to be taken by August 10, 2022
Attorney: Richard Angouski

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Jason Hawrylak, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Steven Weisman, Jeff Tillery, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

- 11. 22-ZB-11/12V D. F. Osborne Construction
Minor Site Plan & Bulk Variance
Block 5601 Lot 1.02; Zone: SC
1280 Centennial Avenue**
Applicant is seeking to install electric vehicle charging stations.

VARIANCES REQUIRED:

- 21-501** Required – 100 foot front yard setback for an accessory structure
Proposed – 11.83 foot front yard setback for an accessory structure (switch gear)
Proposed – 14.18 foot front yard setback for an accessory structure (transformer)
Proposed – 30.92 foot front yard setback for an accessory structure (charging stations)

Required – 50 foot side yard setback for an accessory structure
Proposed – 18 foot side yard setback for an accessory structure (transformer)

*A use variance and bulk variances were previously granted by the Zoning Board of Adjustment.

**Action to be taken prior to July 4, 2021
Attorney: Michael Bonner**

Michael Bonner, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office. Application will be continued on August 11, 2022 with no further notice required.

- 12. 22-ZB-7/23V Mark Bahna
Prel. & Final Site Plan, Use & Bulk Variances
Block 303, Lot 42.01; Zone: R-7.5
1790 W 7th Street**
Applicant proposes to use existing property for storage of personal vehicles with an office, wrestling and weight training area in rear garage and assembly area is proposed.

VARIANCES REQUIRED:

- 21-501** Required – single-family residential use
Proposed – storage of personal vehicles in the garage with an office and a wrestling training center and weight training area in the rear garage and assembly area *

Required – maximum building coverage 20 percent
Proposed – 25.36 percent building coverage (existing)

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Required – 25 foot front yard setback
Proposed – 24.34 foot front yard setback (existing)
Proposed – 19 foot front yard setback (enclosed entrance/cover) (existing)

Required – 8 foot side yard setback
Proposed – 7.16 foot side yard setback (existing)
Proposed – 3 foot side yard setback (enclosed entrance) (existing)

Required – 8 foot side yard setback for an accessory structure
Proposed – 2.5 foot side yard setback for an accessory structure (radio antenna tower) (existing)

*The applicant is seeking a use variance.

**Should the height of the existing radio antenna tower exceed 18 feet, an additional variance will be required unless the structure is to be removed.

***The applicant must comply with the State’s Municipal Electric Vehicle Ordinance.

**Action to be taken by August 24, 2022
Attorney: Tim Arch**

Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office. Board approved the use for the wrestling and gym use, but the assembly and car storage use was denied.

MOTION was made by Chairman Cahill to approve the application as amended by the Board; seconded by Mr. Patel. **YES ON THE MOTION:** Steven Weisman, Jeff Tillery, Roy O’Reggio, Rodney Blount, Kalpesh Patel, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

13. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JUNE 9, 2022:

- (a) 22-ZB-33V, Paul Cotterill; Approved.
- (b) 22-ZB-42V, Carl Walton; Approved.

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

14. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 9, 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.

15. ADJOURNMENT

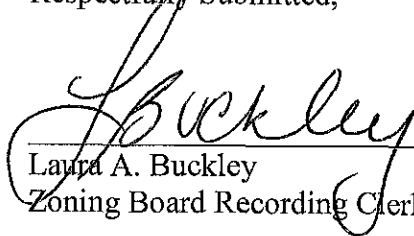
MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.
ALL IN FAVOR: Aye

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 23, 2022.**

NEXT SCHEDULED MEETING IS JULY 14, 2022 AT 7:30 P.M.


The meeting was adjourned at 10:24 P.M.

Respectfully Submitted,



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 June 23, 2022 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on July 14, 2022.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT