

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MARCH 23, 2023.**

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 Shawn 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:** William Mitterando, Jeff Tillery, Kalpesh Patel, Steven Weisman, Artie Hayducka, Shawn Cahill, Waqar Ali, Rodney Blount, Roy O'Reggio **ABSENT:** Waqar Ali **Also present:** James Kinneally, Esq., PP, Henry Hinterstein 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 no changes to tonight's agenda.

- 5. 22-ZB-108/109V St. Moses & Anba Abraam Coptic Orthodox Church  
Preliminary & Final Site Plan; Use Variance  
Block 9903, Lot 4.10; Zone: R-20  
40 Davidson Road East  
Applicant would like to retain existing dome on roof.**

**VARIANCES REQUIRED:**

- 21-501** Required – maximum building height 35 feet  
Proposed – a church 45 feet in height (dome) \*

\*The height of the church exceeds 10 feet or 10% the maximum allowable height permitted in the zone - 40:55D-70d(6).

\*\*Preliminary and Final Site Plan, a Use and Bulk Variance was previously granted under Application Number 18-ZB-15/16V.

**Action to be taken prior to May 17, 2023  
Attorney: Kevin Morse**

Kevin Morse, Attorney, is here to represent the application. 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:** Steve Weisman, Jeff Tillery, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Steve Weisman and Artie Hayducka. **NO ON THE MOTION:** None.

- 6. 23-ZB-17V Venkat Padullaparthi  
Bulk Variance  
Block 1401, Block 15.10; R-7.5  
2 Tucceri Court**



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Proposed – 29.5 foot front yard setback

Proposed – 27.5 foot front yard setback (covered landing)

Required – 8 foot side yard setback for an accessory structure

Proposed – 1.8 foot side yard setback for an accessory structure (covered wood deck)

Proposed – 2.7 foot side yard setback for an accessory structure (shed)

**21-1102**

Required – paved driveway

Proposed – gravel driveway (existing)

**24-702.3(d)**

Required – each enclosed parking space must measure at least 12 feet in width by 20 feet in length

Proposed – a garage measuring 21.33 in width feet by 19.75 feet in length

**Action to be taken prior to June 19, 2023**

**Attorney: Jeremy Solomon**

Jeremy Solomon, Attorney, is here to represent the applicant. Mr. Solomon states that they are here to construct an addition to an existing home. They have received Mr. Hinterstein's staff report and are willing to pave the driveway and enlarge the garage to meet the code. There are two variances that are existing for the lot. The front yard setback they are asking for is 27.5 feet, the existing shed to remain which is 2.7 feet from the property line and an existing covered deck on the pool which is 1.8 feet from the property line. Mr. Solomon states that these variances have been existing for years. He was told by the applicant that her husband built that deck over 30 years ago and has never had any complaints. Ms. Belloff and the architect are here if needed.

Paul Fletcher, PP & PE, is sworn in to testify. Mr. Fletcher states that this is a single family home that had fire damage previously. They would like to add a second floor addition and a two story addition to the existing home. There are existing variances for lot area under the C1 and there is no additional land to be purchased. They are undersized for lot depth also. The existing variance for the front yard is 29 ½ feet, they are requesting 27 1/5 feet to the property line. They would like to put a roof over the front porch with pillars to be more attractive. He references the existing variances for the deck, pool and shed. They will supply revised plans to the Board professionals for review. He does not feel that these additions and relief will be a detriment to the public good.

Mr. Hinterstein states that the pool and the deck were never legal and does not matter how long they have been there. The deck and the pool need to be relocated. The shed is less than 3 feet off of the property line but he does not see an issue with the setback that is existing. The covered deck on the pool is out of character and needs to be relocated along with the pool. In reference to the covered front porch, Mr. Hinterstein does not have an issue with the porch and the pillars, but the second story addition over the porch needs to be removed.

Phil Iannitto, 66 Blossomhill Road, Architect, is sworn in to testify. Mr. Iannitto states that they would like to put the addition over the front porch for more space as per the plans. Mr. Hinterstein states that a 3 foot roof over the front porch that is open is acceptable, but the second story over that porch needs to come in. The deck and pool are illegal and must be moved and get permits if they are being moved. Mr. Hinterstein states all items must be removed or corrected into the proper location by permits before any permits for the addition will be issued; applicants agree.

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Public portion: Kenneth Johnson, 54 Seward Avenue, is sworn in. He would like to know the impact of the new coverage. Mr. Hinterstein explains that the roof leaders will be put into the inlet; storm water catch basin. No further questions.

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

**8. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 9, 2023:**

- (a) **23-ZB-01V, Michael Perrella; Approved.**
- (b) **23-ZB-13V, Deborah Doroteo; Approved.**
- (c) **23-ZB-15V, Sadaf Ayub Khalid; Approved.**

**All in Favor:** Mr. Weisman, Mr. Tillery, Mr. Patel, Mr. Hayducka and Mr. Mitterando.

**11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 9, 2023.**

**MOTION** was made by Chairman Cahill to adopt the minutes; second by Mr. Weisman. **All in Favor:** Mr. Tillery, Mr. Patel, Mr. Hayducka, Mr. Mitterando and Chairman Cahill.


**12. ADJOURNMENT**

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

**NEXT SCHEDULED MEETING IS MARCH 9, 2023 AT 7:30 P.M.**

The meeting was adjourned at 8:35 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 March 23, 2023 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on April 13, 2023.**

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