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

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

Also present: James Kinneally, Esq., 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 a couple of changes to the agenda. #6. 22-ZB-69V, Derek Bradshaw, postponed to June 8, 2023-No Further Notice. #8, 23-ZB-07V, Carlos Arroyo, did not show; application has been postponed until June 22, 2023 and the applicant must notice.

 5. 23-ZB-25V
 Gulle Centeno-Almonte & Baltazar Almonte Bulk Variance
 Block 7110, Lot 10.01; Zone: R-10
 9 Rye Street
 Applicant would like to construct a two story addition & garage and retain the fence within the easement.

VARIANCES REQUIRED:

21-501 Required – 25 foot rear vard setback Proposed – 24 foot rear vard setback 21-601 Required – no open space, municipal drainage way, right-of-way or easement contiguous to any building shall be encroached upon or reduced in any manner Proposed – a fence located over an easement 21-617 Required – a pool shall only be located in a the rear yard Proposed – a pool located in the side vard Required – in any residential district, no fence located within the front vard **21-619.**1 setback line shall exceed 4 feet in height and/or consist of no more than 50 percent solid material Proposed – a 6 foot fence located within the front yard setback line

Action to be taken prior to July 21, 2023

Gulle Centeno-Almonte, the applicant, is sworn in to testify on her own behalf. Ms. Almonte states that they would like to put an addition on the existing home for her, her husband and their daughter. Mr. Hinterstein states that there is a lot of separation and can easily be converted into a two family home. He recommends that the applicants submit a deed restriction stating that the home can be used as a single family only, one kitchen, and can't be converted into a multi-family home; applicant agrees.

Mr. Hinterstein asks why can't the fence be moved back to the property line. Mr. Joseph Solfaro, Architect, states that they can move it closer to the property line as requested. The fence is in the easement but Mr. Hinterstein does not have any issues. Public portion open/closed.

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

7.	23-ZB-34V	Sivakumar Mathusoodana
		Bulk Variance
		Block 8201, Lot 1.04; Zone: R-10
		1111 Brookside Road
		Applicant would like to convert existing garage into living
		space, construct a new two-car attached garage and a fence
		encroaching in the front yard.
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VARIANCES REQUIRED:

21-501 Required – minimum lot area 10,000 square feet Proposed – lot area 8,912.41 square feet (existing)
Required – minimum lot depth 100 feet Proposed – lot depth 84 feet (existing)
Required – 35 foot front yard setback Proposed – 32.7 foot front yard setback
Proposed – 25 foot front yard setback (steps) (existing)
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 fence located within the front yard setback line (30.7 feet from the front yard property line)

Action to be taken prior to August 1, 2023

Sivakumar Mathusoodana, the applicant, is sworn in to testify on his own behalf. Mr. Mathusoodana states that they would like to convert the existing garage into living space and construct a new two-car garage. Mr. Hinterstein states that he would like to applicant to move it back 2.3 feet so it is even with the house so there are no front yard setback issues; applicant agrees. There is a moratorium on the road so they would have to use the existing curb cuts; they agree. In reference to the fence, it should be even with the house; applicant agrees. Public portion open//closed.

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

8. VADIA	23-ZB-37V NCES REQUIRED	Joel Coria (JRJ Fence) Bulk Variance Block 7508, Lot 8; Zone: R-15 961 East Lincoln Avenue Applicant would like to install a 6' privacy fence on a corner lot within an easement; retain existing shed in easement.
<u>21-501</u>	-	inimum lot area 15,000 square feet
	Proposed – lo	t area 10,062.36 square feet (existing)
	Required $= 10$	0 foot lot width
	Required – 100 foot lot width Proposed – 83.5 foot lot width (existing)	
	Required -40	foot front yard setback
	-	foot front yard setback (existing)
	1 Toposod – 53	foot none yard selback (existing)
	Required – 25	foot rear yard setback
	-	foot rear yard setback (existing)
	~	
<u>21-601</u>	-	open space, municipal drainage way, right-of-way or easement
	shall be encro	ached upon or reduced in any manner
	Proposed – a t	fence and shed located over an easement
<u>21-619.</u>	1 Dequired in	any residential district, no fence located within the front yard
21-019.		
		hall exceed 4 feet in height and/or consist of no more than 50
	percent solid	
		5 foot, solid fence located 11 feet from the front yard property
	line	
		Action to be taken prior to August 12, 2023

Action to be taken prior to August 12, 2023

Joel Coria, the applicant, is sworn in to testify on his own behalf. Mr. Coria states that he is the contractor for the property owner. They would like to install a fence on a corner lot and in an easement. There is also a shed located in the easement that they would like to keep. Mr. Hinterstein states that he has no issues with the application. Mr. Kinneally states that if the Township needs to gain access to the easement, it is up to the property owner to remove and replace either the fence or the shed; applicant agrees. Public portion open/closed.

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

9.	23-ZB -38V	Nick Musumecci Bulk Variance Block 6812, Lot 12; Zone: R-10
		302 Plainfield Avenue
		Applicant would like to install an above ground pool.
VARIAN	CES REQUIRED:	
<u>21-501</u>	Required – 35 foot fro	ont yard setback
	Proposed – 29 foot fro	ont yard setback (Plainfield Ave) (existing)
	Proposed – 34.4 foot	front yard setback (Cooper Street) (existing)
	Required – 10 foot sid	
	Proposed – 4.99 foot	side yard setback (existing)
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21-617
property lineRequired – a pool shall not be installed within 10 feet of any side or rear yard
Proposed – a pool located 7 feet from the side yard property line and 6 feet
from the rear yard property line

21-621Required – no shed shall be located within a front yard
Proposed – shed located within a front yard (existing)

Action to be taken prior to August 16, 2023

Nick Musumecci, the applicant, is sworn in to testify on his own behalf. Mr. Musumecci states that they would like to put up a pool in their back yard, it is a corner lot. Mr. Hinterstein asks why they can't move the pool closer than the 6' they are asking for. Mr. Musumecci states that they have a concrete patio and would like the pool to be next to the patio. The yard is also not flat and if they move the pool they would have to bring in a considerable amount of dirt to try to level it off.

Mr. Hinterstein asks if they can move it to 10 feet off of the side yard property line, 6 feet from the rear property line and the filter/accessories would have to be 10 feet off; applicant agrees. Mr. Hinterstein would like some buffering in the rear yard, there is currently a chain link fence. He suggests some arborvitaes; applicant agrees. The shed is in the front yard setback, but there is landscaping around the shed so there are no issues. Public portion open/closed.

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

*Mr. Alarcon, 23-ZB-41V, has lost connection, they will go to the next application.

11.	23-ZB-39V	Neville Indar
		Bulk Variance
		Block 3603, Lot 2; Zone: R-10
		16 Primrose Lane
		Applicant would like to install a 12' x 14' pavilion.

VARIANCES REQUIRED:

21-501 Required – 35 foot front yard setback Proposed – 32 foot front yard setback (pavilion)

Required -25 foot rear yard setback

Proposed – 12 foot rear yard setback (pavilion)

Proposed - 14 foot rear yard setback (deck) (existing) *

*A variance was previously granted under Application #06-ZB-41V.

Action to be taken prior to August 19, 2023

Neville Indar, the applicant, is sworn in to testify on his own behalf. Mr. Indar states that he has a patio that he gets a lot of light on from 8 am to 5-6 pm. He has one big tree that is leaning and about to fall so he needs to remove it. He would like to put up a pavilion so they can enjoy the weather outside. Mr. Hinterstein states that this can't be enclosed; applicant agrees. Mr. Hinterstein asks what size the shed is on the property; the survey said 4' x 8' but it looks like an 8' x 8' shed. Mr. Indar states that it's 8 x 8, it was a typo.

Mr. Hinterstein would like an updated survey showing the existing conditions which include a deck and the new addition; applicant agrees. If the revised survey shows that the addition or deck were not built as per the prior approvals, he would have to come back to the Board for approvals. Mr. Indar states that there was not a variance needed for the deck. Mr. Hinterstein states that he needs to make sure everything is where it needs to be. Vice-Chairman Weisman states that they can approve the application with the conditions Mr. Hinterstein stated. Public portion open/closed.

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

10.	23-ZB-41V	Raul Alarcon
		Bulk Variance
		Block 809, Lot 24.01; Zone: R-7.5
		97 11 th Street
		Applicant would like to install a 6' privacy fence on a
		corner lot.

VARIANCES REQUIRED:

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 (Washington Avenue)

Action to be taken prior to August 16, 2023

Raul Alarcon, the applicant, is sworn in to testify on his own behalf. Mr. Alarcon states that he would like to install a 6' fence within the front yard setback. Mr. Hinterstein states asks if

the shed has been removed or moved; it has been removed. He also asks if the existing chain link fence be removed or will the new fence go next to it. Mr. Alarcon states that the chain like fence has also been removed. Mr. Hinterstein states that they would like to get a 5 foot construction easement; work will be taking place. It is just for if equipment is needed on site and it the Township needs to repair anything on the property; applicant agrees. There are no issues with the application. Public portion open/closed.

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

12.23-ZB-40VYale Street Wrestling Club, LLC
Bulk Variance
Block 303, Lot 42.01; Zone: R-7.5
1790 W 7th Street
Applicant would like to install a façade sign.

VARIANCES REQUIRED:

21-1201 Required – signs permitted in residential zones Proposed – a façade sign, 36 square feet in area

*Approval for preliminary and final site plan, use and bulk variances was previously granted under Application #22-ZB-07/23V.

Attorney: Michael Hoefs Action to be taken prior to August 16, 2023

Michael Hoefs, Attorney, is here to represent the applicant. He states that Yale Street Wrestling Club runs out of 1790 W 7th Street and they are seeking to put a sign up on the building. Mr. Kinneally asks if they are illuminating the sign, they would like to. It will be exterior and down lit. Mr. Hoefs stats they will comply with the timing the Board wants. Mr. Hinterstein asks what time does class end, Mr. Hoefs states 9 pm. The illumination will end by 10 pm. Mr. Hinterstein states that the size of the sign is appropriate to the site and all conditions of the prior approval shall remain in effect. Public portion open/closed.

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

14. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF APRIL 27, 2023:

- (a) 23-ZB-27V, Yadria Pineda; Approved.
- (b) 23-ZB-29V, Christine Meketen; Approved.

- (c) 23-ZB-30V, Jayesh & Rina Patel; Approved.
- (d) 18-ZB-37V, 500 New Market Road, LLC; Approved.

All in Favor: Mr. Tillery, Mr. O'Reggio, Mr. Patel, Mr. Blount, Mr. Hayducka, Mr. Ali, Mr. Mitterando and Vice-Chairman Weisman.

11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF APRIL 27, 2023.

MOTION was made by Mr. Hayducka to adopt the minutes; second by Mr. Patel **All in Favor:** Mr. Patel, Mr. Tillery, Mr. O'Reggio, Mr. Mitterando, Mr. Blount, Mr. Hayducka, Mr. Ali and Vice-Chairman Weisman.

12. ADJOURNMENT: MOTION was made by Vice-Chairman Weisman to Adjourn the meeting; second by Mr. Hayducka. ALL IN FAVOR: Aye

NEXT SCHEDULED MEETING IS MAY 25, 2023 AT 7:30 P.M.

The meeting was adjourned at 8:09 P.M. Respectfully Submitted,

A. Buckley

Lavira 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 11, 2023 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on May 25, 2023.

SHAWN CABUEL, SECRETARY PISCATAWAY ZONING BOARD OF ADJUSTMENT