

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 25, 2024.**

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

**Also present:** James Kinneally, Esq., John Chadwick, 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 some changes to tonight's agenda; #8, 100 Lakeview Avenue Rear, LLC, postponed until March 14, 2024-will re-notice. #9, 23-ZB-18/19V, LNR Properties-Postponed until February 22, 2024; no further notice.

- 5. 23-ZB-106V Rolando Solis  
Bulk Variance  
Block 1921, Lot 34.01; Zone: R-7.5  
120 Montgomery Street  
Applicant would like to reconstruct existing in-ground pool.**

**VARIANCES REQUIRED:**

- 21-501** Required – 25 foot front yard setback  
Proposed – 24.2 foot front yard setback (existing)
- Required – 60 foot front yard setback for an accessory structure  
Proposed – 5 foot front yard setback for an accessory structure (shed)  
(Woodrow Avenue East) (existing)
- Required – 8 foot side yard setback for an accessory structure  
Proposed – 4 foot side yard setback for an accessory structure (shed)  
(existing)
- 21-617** Required – a swimming pool shall be located only in the rear yard  
Proposed – a swimming pool located within the front yard (Woodrow Avenue West)
- 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

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Proposed – a 6 foot, solid vinyl fence located within the front yard setback line (existing)

**Action to be taken prior to April 4, 2024**

Rolando Solis, the applicant, is sworn in to testify on his own behalf. They would like to reconstruct the existing pool in their backyard. Mr. Hinterstein states that there are existing conditions and the location of the pool will not change. It is technically a front yard, there is a small portion of the rear yard that is a paper street. The shed should be removed or relocated to a conforming location. Mr. Solis states that they will take the shed down, it is old. The Board stated that he has a few months, in the spring, to remove the shed (April/May). No further questions from the Board. Public portion open/closed.

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

6. **23-ZB-109V** **NYSMSA Verizon Wireless Interpretation of the Zoning Ordinance Block 3402, Lot 1.01; Zone: LI-1 171 Baekeland Avenue**  
Applicant would like to upgrade existing telecommunications equipment.

**Action to be taken prior to May 6, 2024**  
**Attorney: Edward Purcell**

Edward Purcell, Attorney, is here to represent the applicant. Mr. Purcell states that they are in front of the Board for an interpretation of the Zoning Ordinance for 171 Baekeland Avenue. There is 180 foot tower that is located on that property. Verizon is proposing to remove three (3) of the radio heads and three (3) antennas and some equipment. This is not a substantial change as per regulations.

Mr. Kinneally asks if they will be increasing the height; no they will not. He asks if they are creating any new variances; they are not. Are they enlarging the ground equipment area; they are not. Mr. Kinneally states that this appears to be in order for an exemption. Mr. Chadwick states that he agrees with the conclusion. Public portion open/closed.

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

9. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JANUARY 11, 2024**

- (a) **23-ZB-107V, David Neissany; Approved.**
- (b) **23-ZB-108V, Beverly Reynolds; Approved.**
- (c) **22-ZB-69V, Derek Bradshaw & Aida Gonzalez; Approved.**

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**(d) 23-ZB-90V, Shelia Hobson; Approved.**

**All in Favor:** Mr. Weisman, Mr. Tillery, Mr. Patel, Mr. Blount, Mr. Hayducka, Mr. Ali, Mr. Mitterando and Chairman Cahill.

**12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JANUARY 11, 2024**

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

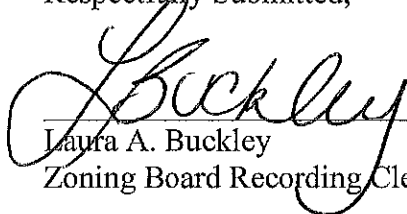
**13. ADJOURNMENT**

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

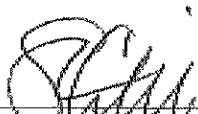
**NEXT SCHEDULED MEETING IS JANUARY 25, 2024 AT 7:30 P.M.**

The meeting was adjourned at 7:42 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 January 25, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on February 8, 2024.**

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