

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MARCH 28, 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, Roy O’Reggio, Kalpesh Patel, Steven Weisman & Rodney Blount. **ABSENT:** Jeff Tillery, Artie Hayducaka & Waqar Ali.

**Also present:** James Kinneally, Esq., 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; #, 24-ZB-02V, Edward Liston Appeal/Spark Car Wash, Postponed until April 25, 2024; must notice.

- 5. 24-ZB-04V                      Guille Centeno-Almonte**  
**Bulk Variances**  
**Block 7110, Lot 10.01; Zones: R-10**  
**9 Rye Street**  
Applicant would like to retain existing raised patio.

**VARIANCES REQUIRED:**

- 21-501**                      Required – 25 foot rear yard setback  
Proposed – 0 foot rear yard setback

\*Variances previously granted under application 23-ZB-25V

**Action to be taken prior to July 2, 2024**

Guille Centeno-Almonte, the applicant, is sworn in to testify on her own behalf. She states that they had a contractor put in a patio, partially raised. She was told by the contractor that permits were not necessary. She would like to retain as much as possible of the patio. In Mr. Hinterstein’s report he states that he would like them to remove 6-8 feet of the patio off of the rear property line and add some plantings/arborvitaes to buffer from the neighbor. Chairman Cahill states that he is comfortable with 6 feet from the property line; Ms. Almonte agrees. Public portion open/closed.

**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, Artie Hayduck, Kalpesh Patel, Rodney Blount and Chairman Cahill. **NO ON THE MOTION:** None.

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6.     **24-ZB-15V**                   **Venture Net Properties, LLC**  
  **Temporary Use Variance**  
  **Block 6003, Lot 3.03; Zone: BP-I**  
  **425 Hoes Lane**  
  Applicant would like a six (6) temporary use for storage.

**VARIANCES REQUIRED:**

- 21-501**           Required – use permitted in the Business Professional Zone  
                          Proposed – use not permitted in the zone (storage of materials)\*

\*The applicant is seeking a temporary use approval.

**Action to be taken prior to July 20, 2024**  
**Attorney: Tim Arch**

Tim Arch, 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. Weisman . **YES ON THE MOTION:** Steve Weisman, Roy O’Reggio, Rodney Blount, , Kalpesh Patel, Rodney Blount and Chairman Cahill. **NO ON THE MOTION:** None.

**8.     ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 14, 2024**

- (a)     **23-ZB-111V, Priyesh Patel; Approved.**
- (b)     **23-ZB-110V, Sheree Eames-Tucker; Approved.**
- (c)     **22-ZB-41V, 100 Lakeview Rear, LLC; Withdrawn.**
- (d)     **Est. of time, 171 Levgar Street; Approved.**
- (e)     **24-ZB-01V, Khaimraj Dookoo; Approved.**

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

**9.     ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 14, 2024**

**MOTION** was made by Chairman Cahill to adopt the minutes; second by Mr. Weisman. **All in Favor:** Mr. Weisman, Mr. Blount, Mr. Patel, Mr. O’Reggio and Chairman Cahill.

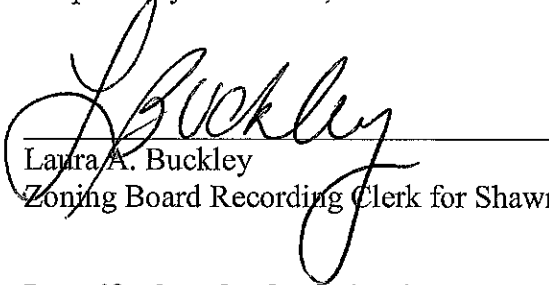
**10.    ADJOURNMENT**

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

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**NEXT SCHEDULED MEETING IS APRIL 11, 2024 AT 7:30 P.M.**

The meeting was adjourned at 7:51 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 28, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on April 11, 2024.**



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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT