

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 11, 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, Waqar Ali, Artie Hayducka & Rodney Blount. **ABSENT:** Steve Weisman.

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; #7. 24-ZB-03V,HBR Properties, LLC-Postponed until June 12, 2024(no further notice). #8. 23-ZB-58v, NBAD1, LLC-Postponed until April 25, 2024. Will re-notice

5. 24-ZB-11V

Manish Patel

Bulk Variance

Block 8504, Lot 51; Zone: R-10

56 Rachel Terrace

Applicant would like to construct a rear yard addition and install a 6 foot privacy fence; corner lot.

VARIANCE REQUIRED:

21-501

Required – minimum lot area 10,000 square feet

Proposed – lot area 9,857 square feet (existing)

Required – 35 foot front yard setback

Proposed – 28 foot front yard setback (steps-existing)

Required – 25 foot rear yard setback

Proposed – 19.5 foot rear yard setback

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 18 feet from the front yard property line

Action to be taken prior to July 11, 2024

Manish Patel, the applicant, is sworn in to testify on his own behalf. Mr. Patel’s daughter, Meera Patel, is also sworn in to testify. Ms. Patel states that they would like to make an extension on

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 11, 2024.

the side of their home. They would also like to put up a privacy fence 18 feet from the property line; corner lot. They received a copy of Mr. Hinterstein's report; there are no issues with the application. This is a corner property, so they have two frontages. The fence will not impede the site and the addition in the rear is acceptable. Public portion open/closed.

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

6. **24-ZB-07V** **Aileen Soriano**
 Bulk Variance
 Block 11102, Lot 5: Zone: RR-1
 989 Sunset Road
 Applicant would like to construct a sunroom.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 43,000 square feet
 Proposed – lot area 18,623 square feet (existing)
- Required – 200 foot lot width
 Proposed – 142 foot lot width (existing)
- Required – 150 foot lot depth
 Proposed – 131 foot lot depth (existing)
- Required – 75 foot front yard setback for an accessory structure
 Proposed – 50 foot front yard setback for an accessory structure (garage)
- Required – 50 foot front yard setback
 Proposed – 48.5 foot front yard setback (existing)
- Required – 50 foot rear yard setback
 Proposed – 32 foot rear yard setback (sunroom)
- Required – 25 foot side yard setback
 Proposed – 20 foot side yard setback (existing)

*A variance was previously granted for a front yard setback for a carport (accessory structure) where 75 feet is required and proposed was 53 feet (Application #20-ZB-23V). A garage was constructed in lieu of the carport and constructed closer to the front yard property line than was approved by the board.

Action to be taken prior to July 16, 2024

Aileen Soriano, the applicant, is sworn in to testify on her own behalf. Ms. Soriano states that she would like to put a sunroom in her backyard. She was here a few years ago for a carport which was supposed to be open and 53 feet from the front yard property line. What was built was a garage, open back with walls and doors which is 50 feet from the front property line. Chairman

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 11, 2024.

Cahill has no issues with the garage/carport. The sunroom addition will be 32 feet from the property line where 50 feet is required in the zone. No further questions from the Board. Public portion open/closed.

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

9. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 28, 2024

- (a) **24-ZB-04V Guille Centeno-Almonte; Approved.**
- (b) **24-ZB-15V Venture Net Properties, LLC; Approved.**

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

10. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 28, 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.

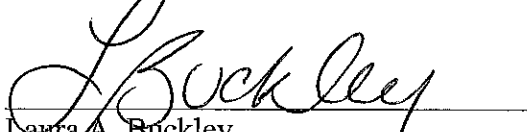
11. ADJOURNMENT

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

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

The meeting was adjourned at 8:02 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 April 11, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on April 25, 2024.



SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT