

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

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; 5#, 23-ZB-58V, NBAD1, LLC-Postponed until May 9, 2024-No further notice.

5. 23-ZB-58V NBAD1, LLC
Postponed until May 9, 2024-No further notice
Bulk Variances
Block 11307, Lot 6; Zone: R-10
431 Park Avenue
Applicant would like to construct a new single family home.
Action to be taken prior to November 9, 2023
Attorney: Elizabeth Durkin

6. 23-ZB-104/105V Transcontinental Steel, Inc.
Preliminary & Final Site Plan; Use & Bulk Variances
Block 805, Lot 31; Zones: LI-1 & R-10
201 11th Street
Applicant would like to continue the use of steel fabrication with outside storage.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in the residential and light industrial zones
Proposed – use not permitted in a residential zone (steel fabrication) *
Proposed – use not permitted in either zone (shipping containers for long-term use) *
- Required – 50 foot (industrial) and 35 foot (residential) front yard setback
Proposed – 24.87 foot front yard setback (11th Street)
Proposed – 23.29 foot front yard setback (Pelham Avenue)

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

- 21-601** Required – no encroachment into the easement
Proposed – encroachments into the easement
- 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 chain link fence located along the front yard property line
- 21-619.3** Required – no fence shall be erected with barbed wire
Proposed – a 6 foot chain link fence with barbed wire
- 21-1101.2** Required – parking may be located within the front yard area but no closer than 25 feet to the street line in industrial zones
Proposed – front yard parking located along the street line
- Required – no more than ½ of the required parking area shall be located in the front yard
Proposed – more than ½ of the parking located within the front yard
- Required – all front yard parking areas shall be buffered
Proposed - no buffering of the front yard parking area
- Required – outdoor storage shall not be located nearer to any residential zone than 50 feet
Proposed – outdoor storage located within the residential zone
- 21-1203** Required – signs permitted in industrial zones
Proposed – sign located on the fence
- 21-1302.3** Required – outdoor storage shall be screened and meet all required setbacks for the zone (75 foot front yard setback for accessory structures)
Proposed – 21 foot front yard setback for outdoor storage (Mansfield Road)
Proposed – 14 foot front yard setback for outdoor storage (11th Street)

*A use variance is required.

**The plans do not show any proposed signage. Any new signage must comply with the Zoning Ordinance.

Action to be taken prior to May 15, 2024

Attorney: Kevin Morse

Kevin Morse, Attorney, is here to represent the applicant. Court Stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Vice-Chairman Weisman to approve the application; seconded by Mr. Patel . **YES ON THE MOTION:** Mr. Weisman, Mr. O’Reggio, Mr. Blount, Mr. Patel, Mr. Hayducka, Mr. Ali and Bill Miiterando. **NO ON THE MOTION:** None.

7. **24-ZB-02V** **Appeal-Spark Car Wash (521 Stelton Road)**
WITHDRAWN
1038 Stelton Road
Block 5401, Lot 8.01
Attorney: Edward Liston

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

8. **23-ZB-18/19V** **LNR Properties, LLC-**
Application moved to Planning Board
Minor Subdivision, Use & Bulk Variance
Block 3805, Lot 1.01; Zone: R-10
60 Normandy Drive
Attorney: John Wiley

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

- (a) **24-ZB-11V, Manish Patel; Approved.**
(b) **24-ZB-07V, Aileen Soriano; Approved.**

All in Favor: Mr. Patel, Mr. Blount, Mr. Hayducka, Mr. Ali and Mr. Mitterando

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

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

11. **ADJOURNMENT**

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

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

The meeting was adjourned at 8:17 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 25, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on May 9, 2024.



SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT