

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MAY 23, 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 & Rodney Blount. **ABSENT:** Steve Weisman, Artie Hayducka, 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; #7, 24-ZB-17V, HC Enterprises Management, LLC-Postponed to June 13, 2024; no further notice. #9, 24-ZB-14V, Facefield, LLP-Postponed until June 27, 2024-Applicant will re-notice.

**5. 24-ZB-18V**

**Reinald Reynoso  
Bulk Variance  
Block 2003, Lot 13.01; Zone: R-10  
30 Stanton Avenue**

Applicant would like to retain 6 foot privacy fence in the front yard.

**VARIANCES REQUIRED:**

**21-501** Required – 10,000 square foot lot area  
Proposed – 5,000 square foot lot area (existing)

Required – 100 foot minimum lot width  
Proposed – 50 foot lot width (existing)

Required – 35 foot front yard setback  
Proposed – 15.9 foot front yard setback (existing)

Required – 10 foot side yard setback  
Proposed – 9.5 foot side yard setback (existing)

**21-613** Required – 100 foot lot frontage  
Proposed – 50 foot lot frontage (existing)

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- 21-619.1** Required – no wall or fence over 4 feet in height and/or consisting of over 50% solid material can be located within the front yard  
Proposed – 6’ solid fence located 3.9 feet from the property line (Richmond St.)

**Action to be taken prior to August 21, 2024**

Reinald Reynoso, the applicant, is sworn in to testify on his own behalf. Mr. Reynoso states that he has a 6’ fence up in the front yard setback. He received a copy of the staff report and is willing to move it back the 10 feet that is requested. Chairman Cahill asks the Board if there are any further questions or comments; none. 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, Kalpesh Patel, Bill Mitterando and Chairman Cahill. **NO ON THE MOTION:** None.

6. **24-ZB-12V** **Mustafa Chitalwala**  
**Bulk Variance**  
**Block 11208, Lot 4; Zone: ER**  
**100 Hanson Avenue**  
Applicant would like to construct a second story addition and a rear two story addition to existing home. Install privacy fence; corner lot.

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 215,000 square feet  
Proposed – lot area 10,000 square feet (existing)
- Required – 300 foot lot width  
Proposed – 100 foot lot width (existing)
- Required – 300 foot lot depth  
Proposed – 100 foot lot depth (existing)
- Required – 80 foot front yard setback  
Proposed – 23.92 foot front yard setback (Deerfield Avenue)  
Proposed – 27.5 foot front yard setback (steps) (Hanson Avenue)
- Required – 50 foot rear yard setback  
Proposed – 9.75 foot rear yard setback
- Required – 50 foot side yard setback  
Proposed – 19.9 foot side yard setback
- 21-613** Required – 300 foot lot frontage  
Proposed – 100 foot lot frontage (existing)
- 21-619.1** Required – no wall or fence located within the front yard setback line shall be over 4 feet in height and/or consist of no more than 50 percent solid material

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Proposed – a 6-foot solid fence located within the front yard setback lines (39.5 feet from the property line located along Hanson Avenue and 9 feet from the property line located along Deerfield Avenue) \*\*

\*The existing single-family home is located in the Education and Research (ER) zone, which is not a permitted use in the zone.

\*\*A variance was previously granted under Application #15-ZB-14V.

**Action to be taken prior to August 22, 2024**

Mustafa Chitalwala, the applicant, is sworn in to testify. He states that he would like to construct a two story addition to the rear of his yard with a two car garage. Mr. Chadwick states that this is a substantial variance and believes the applicant should reduce the size of the addition. They compromise on the addition being smaller with a one car garage. The addition will have a 25 foot year yard setback. 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, Kalpesh Patel, Bill Mitterando and Chairman Cahill. **NO ON THE MOTION:** None.

8.     **23-ZB-58V**                    **NBAD1, LLC**  
   **Bulk Variances**  
   **Block 11307, Lot 6; Zone: R-10**  
   **431 Park Avenue**  
   Applicant would like to construct a new single family home.

**VARIANCES REQUIRED:**

**21-501**            Required – minimum lot area 10,000 square feet  
                         Proposed – lot area 8,000 square feet (existing)

                         Required – 100 foot lot width  
                         Proposed – 80 foot lot width (existing)

                         Required – maximum building coverage 20 percent  
                         Proposed – building coverage 21.5 percent

**21-613**            Required – 100 foot lot frontage  
                         Proposed – 80 foot lot frontage (existing)

**21-627(C)**        Required – an air conditioning unit must be screened with plantings and/or fencing  
                         Proposed – no screening

**Action to be taken prior to November 9, 2023**  
**Attorney: Elizabeth Durkin**

Elizabeth Durkin, Attorney, is here to represent the applicant. Ms. Dunkin states that since they were last in front of the Board, they have acquired an adjoining lot which now makes the lot

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8,000 square feet. John Minello is sworn in to testify. Mr. Minello shares his screen with the Board; A-1, aerial of 431 Park Avenue. The property is located in the R-10 zone where 10,000 square feet is required. A-2, a color rendering of the site plan. The home will be a two-story single family home with an attached two car garage. Total building coverage proposed will be 21.5% and will meet all setback requirements. They will add a buffer around the AC unit, either a fence or landscaping. They will also add a new curb cut along Park Avenue, replace 11 trees and will install conduit.

They will revise the current plans for the Board file to show the buffer for the AC unit. Mr. Chadwick asks if there are existing sidewalks; there are. Paulo Daitas, Architect, is sworn in to testify. The home will have 2,663 square feet of livable space. The basement will be finished with a recreation room and utilities (1,207 square feet). There will be a two car garage that is 462 square feet and a covered front porch. The home will have 4 bedrooms and two bathrooms. Mr. Chadwick would like to hear the proofs why the home couldn't be brought down to the 20% building coverage that is required. The applicant will comply with the 20% coverage.

Chairman Cahill asks the Board if they have any further questions or comments; none. 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, Kalpesh Patel, Bill Mitterando and Chairman Cahill. **NO ON THE MOTION:** None.

**10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 9, 2024**

**(a) 24-ZB-16V, David Stawick; Approved.**

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

**11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 9, 2024**

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

**12. ADJOURNMENT**


**MOTION** was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel. **ALL IN FAVOR:** Aye **OPPOSED:** None

**NEXT SCHEDULED MEETING IS JUNE 13, 2024 AT 7:30 P.M.**

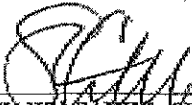
The meeting was adjourned at 8:05 P.M.

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 May 23, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on June 13, 2024.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT