

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 27, 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, Jeff Tillery, Roy O'Reggio, Kalpesh Patel, Rodney Blount, Steve Weisman, Artie Hayducka and Waqar Ali **ABSENT:** Bill Mitterando

Also present: James Kinneally, Esq., John Chadwick, PP, Jonathan Misrahi 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; #9, 24-ZB-14V, **Facefield, LLP**, Postponed to August 15, 2024; applicant will renote. #9, 24-ZB-14V, Facefield, LLP- Postponed until June 27, 2024-Applicant will re-notice.

5. 24-ZB-24V

Ikenna Ozims

Bulk Variance

Block 3606, Lot 5; Zone: R-15

1 Azalea Place

Applicant would like to install a 6' privacy fence and retain shed located in the front yard setback.

VARIANCES REQUIRED:

21-619.1 Required – a fence located within front yard shall not exceed 4 feet in height and/or consist of no more than 50% solid material
Proposed – 6 foot solid fence located 12 feet from the property lines located along Crestwood Street and Azalea Place

21-621 Required – no shed shall be located within a front yard
Proposed - shed located in the front yard (existing)

Action to be taken prior to September 5, 2024

Ikenna Ozims, the applicant, is sworn in to testify on his own behalf. Mr. Ozims states that he would like to put up a 6 foot privacy fence, he is on a corner lot. Mr. Misrahi states that he met with the applicant and came to an agreement where the fence should be placed. On Azalea Place the fence will be inline with the home. The fence on Crestwood will be 20 feet off of the property line and the top 1-2 feet must be lattice. The applicant agrees with Mr. Misrahi. There are no further questions from the Board. Public portion open/closed.

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 27, 2024.

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

6. **24-ZB-29V** **Atul Kantaria**
 Bulk Variance
 Block 9502, Lot 34; Zone: R-20
 3 Snowdrift Drive
 Applicant would like to retain existing accessory structure.

VARIANCES REQUIRED:

- 21-501** Required – lot area 20,000 square feet
 Proposed – lot area 15,370 square feet (existing)
- Required – 150 foot lot depth
 Proposed – 143 foot lot depth (existing)
- Required – 8 foot rear yard setback for an accessory structure
 Proposed – 7.6 foot rear yard setback for an accessory structure (shed)

Action to be taken prior to August 17, 2024

Atul Kantria and his son, Nilay Kantaria, are both sworn in to testify. Nilay states that the shed would be difficult to move to 8 feet from the property line. It is only a few inches difference at 7.6 feet. Mr. Misrahi states that they don't have a problem with the shed, the main issue is that they brought in soil without a landfill permit. Mr. Kantaria shares his screen with the Board to show where they put the soil in the backyard. Mr. Misrahi asks him how much fill they brought in, they are unsure. The applicant will meet with Mr. Misrahi and discuss the issue of the soil and the permit. Application is continued to July 22, 2024 without an further notice by the applicant.

7. **24-ZB-28V** **James Lang**
 Bulk Variance
 Block 8501, Lot 32; Zone: R-10
 13 Kate Terrace
 Applicant would like to construct a second story addition to an existing single family home.

VARIANCES REQUIRED:

- 21-501** Required – lot area 10,000 square feet
 Proposed – lot area 9,375 square feet (existing)
- Required – 100 foot lot width
 Proposed – 75 foot lot width (existing)
- Required – 35 foot front yard setback
 Proposed – 27.7 foot front yard setback

- 21-613** Required – 100 foot lot frontage
 Proposed – 75 foot lot frontage (existing)

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 27, 2024.

Action to be taken prior to October 4, 2024

James Lang, the applicant, is sworn in to testify on his own behalf. Mr. Lang states that he would like to construct a second story addition over his existing home. The Board has no issues with the application, the request is diminimus. 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, Rodney Blount, Kalpesh Patel, Artie Hayducka, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

8. **24-ZB-21/22V** **Muslim Center of Middlesex County**
 Bulk Variance/Site Plan
 Block 12201, Lot 9.05; Zone: R-15
 1000 Hoes Lane
 Applicant would like to install LED free standing sign.

VARIANCES REQUIRED:

21-1201.4 Required – a free-standing sign shall be 25 feet from the property line
 Proposed – a free-standing sign located 10 feet from property line

21-1207.7 Required – no sign shall be moving or give the illusion of moving
 Proposed – a digital sign

Action to be taken prior to October 7, 2024
Attorney: Tim Arch

Tim Arch, Attorney, is here to represent the applicant. Mr. Arch states that the property is block 12201, lot 9.05 on 1000 Hoes Lane. The applicants are here because they would like to install a LED freestanding sign. His first witness is Shrif Ali, he is sworn in by Mr. Kinneally.

*Application will be continued to August 15, 2024 with no further notice required by the applicant.

10. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 13, 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. Weisman, Mr. Hayducka, Mr. Ali and Chairman Cahill.

11. ADJOURNMENT

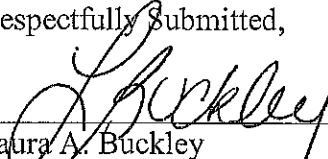
MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel. **ALL IN FAVOR:** Aye **OPPOSED:** None

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

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 27, 2024.**

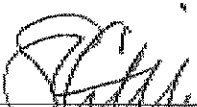
The meeting was adjourned at 8:16 P.M.

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 June 27, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on July 11, 2024.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT