

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

**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; #8, 24-ZB-08V, Aravind Patel, has been postponed to 8/15/24-No further notice required. 24-ZB-30/31V, An-Noor Academy, LLC-July 25, 2024-No further notice.

**5. 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 Kantaria, was sworn in at the prior meeting. Mr. Misrahi states that he and some staff members went to the site on two occasions; July 1 and July 9 to inspect the site conditions. After the second inspection, they found the site conditions to be acceptable for the grading. We will allow them to apply a two inch top dressing of top soil so then can establish a nice lawn and the grading will be acceptable. The applicant asks if they will need a permit to bring in any dirt. Mr. Misrahi states that if the amount exceeds the allowable, they will need on. Chairman Cahill asks the Board if they have any further questions or comments; none. Public open/closed.

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

6.     **24-ZB-33V**                    **Nikul Patel**  
   **Bulk Variance**  
   **Block 8207, Lot 8; Zone: R-10**  
   **2 Camelot Court**  
   Applicant would like to install a 6’ privacy fence, corner lot.

**VARIANCES REQUIRED:**

- 21-501**                    Required – 25 foot rear yard setback  
   Proposed – 17.5 foot rear yard setback (existing)
- 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 – a 6 foot solid fence located 10 feet from the front yard property line (Gramercy Drive)
- 21-621**                    Required – no shed shall be constructed within 3 feet from any property line  
   Proposed – a shed located 2 ½ feet from the side yard property line (existing)

**Action to be taken prior to October 8, 2024**

Nikul Patel, the applicant, is worn in to testify. Mr. Patel states that he would like to install a 6 foot privacy fence located 10 feet off of the property line; corner lot property. The recommendation from the Board professionals is 20 feet from the property line and it needs to stay out of the site triangle. Mr. Misrahi states that they do want 20 feet, but they can compromise on 15 feet from the property line. Mr. Chadwick states that 15 feet is fair and the applicant should buffer the fence with some kind of landscaping. Mr. Patel agrees.

Chairman Cahill opens it to the public: Allison Doyle, 44 Gramercy Drive, is sworn in. She states that her house is next door and she is against the fence being put there. Public portion closed.

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

7.     **24-ZB-20V**                    **Chris Vakulchik**  
   **Bulk Variance**  
   **Block 1804, Lot 24.01; Zone: R-7.5**  
   **1120 Eva Street**  
   Applicant would like to construct a two addition to an existing single family home. Retain existing pool.

**VARIANCES REQUIRED:**

- 21-501**                    Required – 25 foot front yard setback  
   Proposed – 13.4 foot front yard setback

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**21-617** Required – a pool deck shall not be constructed within 10 feet of any side or rear yard property line  
Proposed – a pool deck located 6.5 feet from the side yard property line

**21-627** Required – all new outdoor mechanical equipment shall be set back a minimum of 10 feet from any property line  
Proposed – air conditioning unit located 9 feet from the side yard property line  
  
Required – all outdoor mechanical equipment shall be screened with evergreen plantings and/or fencing  
Proposed – no fencing/screening of the air conditioning unit

**Action to be taken prior to September 5, 2024**

Chris Vakulchik, the applicant, is sworn in to testify on his own behalf. Mr. Vakulchik received the revised staff memorandum and will agree to the new setbacks. Mr. Misrahi states that the applicant did revise his plans at the request of the Board and are acceptable. The pool deck can remain, but once removed must be located 10 feet from the property line. There will be a 5 foot temporary construction easement along Eva Street and Nelson Place; the applicant agrees. Chairman Cahill opens to the public, seeing none, calls for a vote.

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

**8. 24-ZB-08V Arvind Patel ~~Postponed~~ until August 15, 2024 (no further notice)**  
**Bulk Variance**  
**Block 8405, Lot 20.01; Zone: R-10**  
**52 School Street**  
Applicant would like to construct a new single family home.

**9. 24-ZB-30/31V An-Noor Academy, LLC ~~July 25, 2024~~-No further notice Preliminary & Final Site Plan; Use Variance**  
**Block 6003, Lot 1.02; Zone: BP-1**  
**399 Hoes Lane**  
Applicant would like to use property for a school.

**VARIANCES REQUIRED:**

**21-501** Required – use permitted in zone  
Proposed – use not permitted in zone (elementary school) \*  
  
Required – 25 foot side yard setback  
Proposed – 24.2 foot side yard setback (existing)

**21-1102** Required – 330 parking spaces  
Proposed – 272 parking spaces

\*A use variance is required.

**Action to be taken prior to October 27, 2024**  
**Attorney: Daven Persuad**

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**10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JUNE 13, 2024**

- (a) 24-ZB-13V, Christopher Proulx; Approved.
- (b) 24-ZB-27V, NYSMSA Verizon Wireless; Approved.
- (c) 24-ZB-25V, David Richardson; Approved.
- (d) 24-ZB-26V, Mario Ojeda & Edda Vivianna Lelez De Ojeda; Approved.
- (e) 24-ZB-17V, HC Enterprises Management, LLC; Approved.

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

**11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JUNE 27, 2024**

- (a) 24-ZB-24V, Ikenna Ozims; Approved.
- (b) 24-ZB-28V, James Lang; Approved.

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

**12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 27, 2024**

**MOTION** was made by Chairman Cahill to adopt the minutes; second by Mr. Tillery. **All in Favor:** Mr. Tillery, Mr. Blount, Mr. Hayducka, Mr. Ali, Mr. Mitterando and Chairman Cahill.

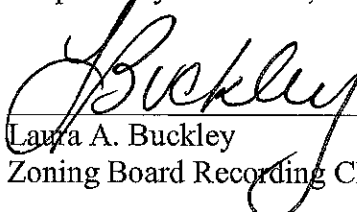
**12. ADJOURNMENT**

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


**NEXT SCHEDULED MEETING IS AUGUST 15, 2024 AT 7:30 P.M.**

The meeting was adjourned at 7:50 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 July 11, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on August 15, 2024.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT