

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 15, 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, Steve Weisman, Kalpesh Patel, Artie Hayducka, Waqar Ali, William Mitterando & Rodney Blount. **ABSENT:** Jeff Tillery & 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Kinneally states that there are some changes to tonight's agenda: #11, 24-ZB-08V, Aravind Patel, 52 School Street, has withdrawn his application. #12, 24-ZB-14V, Facefield, LLP, has postponed to September 26, 2024; no further notice required.

- 5. 24-ZB-35V Darlene Mumber**
Bulk Variance
Block 6813, Lot 2; Zone: R-10
207 Elizabeth Avenue
Applicant would like to install a shed.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed – 25 foot front yard setback (existing)
- Required – maximum building coverage 20 percent
Proposed – 21.6 percent building coverage

Action to be taken prior to October 29, 2024

Darlene Mumber, applicant, and her daughter, are sworn in to testify. She states that she would like to replace her existing shed; it is old and rusty and would like a new one to put her items in. Mr. Misrahi states that she is here because she is slightly over coverage, but the shed will be in a conforming location. Chairman Cahill asks the Board if they have any questions or comments, none. Public portion open: #1. K .Bitz, 201 Elizabeth Avenue is sworn in. She states that they had the shed there without permits in the past and had a roof over her rear porch. She is told that the roof has been taken down and she will obtain permits for this shed. Public closed.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel.
YES ON THE MOTION: Steve Weisman, Kalpesh Patel, Artie Hayducka, Waqar Ali, William Mitterando, Rodney Blount and Chairman Shawn Cahill., **NO ON THE MOTION:** None.

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6. 24-ZB-38V Bikash Shrestha
Bulk Variance
Block 506, Lot 74; Zone: R-7.5
18 Marcel Lane
Applicant would like to install a 6' fence within an easement.

VARIANCES REQUIRED:

- 21-601** Required – no easement shall be encroached upon or reduced in any manner
Proposed – a fence located over a municipal easement

Action to be taken prior to November 15, 2024

Bikash Shrestha, the applicant, is sworn in to testify. Mr. Shrestha states that they would like to install a fence in the easement. Mr. Misrahi states that he would recommend that the fence be moved in 5 feet from the property line so it is not directly over the pipes; Mr. Shrestha agrees. Chairman Cahill asks if anyone from the Board has any 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: Steve Weisman, Kalpesh Patel, Artie Hayducka, Waqar Ali, William Mitterando, Rodney Blount and Chairman Shawn Cahill., **NO ON THE MOTION:** None.

7. 24-ZB-36V Abdul Shariq Mohammed
Bulk Variance
Block 6410, Lot 1 Zone: R-20
515 Crestwood Street
Applicant would like to install a 6' privacy fence; corner lot

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 20,000 square feet
Proposed – lot area 9,291 square feet (existing)

Required – 150 foot lot depth
Proposed – 91 foot lot depth (existing)

Required – 40 foot front yard setback
Proposed – 25.8 foot front yard setback (Crestwood Street) (existing)
Proposed – 35 foot front yard setback (Buttonwood Drive) (existing)

Required – 30 foot rear yard setback
Proposed – 17 foot rear yard setback (deck) (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 – 6 foot solid fence located along Buttonwood Drive and 31.5 feet from Crestwood Street

Action to be taken prior to October 29, 2024

Abdul Shariq Mohammed, the applicant, is sworn in to testify on his own behalf. Mr. Mohammed states that he would like to put up a privacy fence. Mr. Misrahi states that he feels the fence along Buttonwood should be 20 feet back from the property so that there is visual and it would be out of the site triangle. Mr. Mohammed asks if they can go 10 feet, they would prefer

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20 feet. It is decided that Mr. Mohammed would come to the office to meet with Mr. Misrahi and come to a compromise for the fence. Application will be continued to September 12, 2024 with no further notice required.

8. **24-ZB-34V** **Hardikkumar Unjia & Pankti Mehta**
 Bulk Variance
 Block 6912, Lot 30.01; Zone: R-10
 616 Plainfield Avenue
 Applicant would like to construct a front porch with roof.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
 Proposed – 30.5 foot front yard setback (steps)

Action to be taken prior to November 13, 2024

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Hayducka. **YES ON THE MOTION:** Steve Weisman, Kalpesh Patel, Artie Hayducka, Waqar Ali, William Mitterando, Rodney Blount and Chairman Shawn Cahill.
NO ON THE MOTION: None.

9. **24-ZB-32V** **Andrian Bethea**
 Bulk Variances
 Block 913, Lot 22; Zone: R-7.5
 440 New Market Road
 Applicant would like to rebuild home, add addition, retain fence in front yard setback.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
 Proposed – 2.5 foot front yard setback (steps) (New Market Rd) (existing)

- Required – maximum building coverage 20 percent
 Proposed – 22.3 percent building coverage

- 21-601** Required – no encroachment in to the right-of-way
 Proposed – steps and walkway located within the right-of-way (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 – 6 foot solid fence located within the front yard setback line (New Market Rd and McKinnon St) (existing)

- 21-1301.23** Required – one kitchen in single-family dwelling units
 Proposed – two kitchens (a kitchen and a kitchenette)

Action to be taken prior to October 29, 2024

Andrian Bethea, the applicant, is sworn in to testify on his own behalf. Mr. Bethea states that the house had a fire and they would like to rebuild. Mr. Kinneally asks Mr. Misrahi to go over the staff memorandum. Mr. Misrahi states asks about a second kitchen in the plans. Mr. Bethea

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states that it's not really a second kitchen. He likes to bake and needs the room, more like a butlers pantry and it has water. Mr. Misrahi states that it can't be used as a second kitchen because that is what the plans indicate. He is advised to go back to his architect and take the kitchen out. The lot is oversized, so it is also advised that the building coverage does not exceed the 20% that is required. Mr. Bethea agrees to go back to his architect and revise the plans. The applicant will be continued on September 12, 2024 with no further notice.

- 10. 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**

13. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JULY 11, 2024

- (a) **24-ZB-29V, Atul Kantaria; Approved.**
(b) **24-ZB-33V, Nikul Patel; Approved.**
(c) **24-ZB-20V, Chris Vakulchik; Approved.**

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

14. ADOPTION OF RESOLUTIONS FROM THE SPECIAL MEETING OF JULY 25, 2024

- (a) **24-ZB-30/31V. An-Noor Academy, LLC; Approved.**

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

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JULY 11, 2024

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

12. ADJOURNMENT

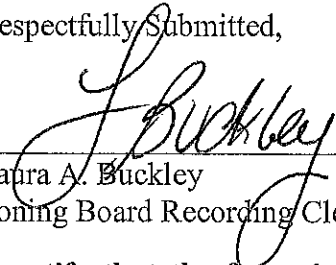
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MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Hayducka.
ALL IN FAVOR: Aye **OPPOSED:** None

NEXT SCHEDULED MEETING IS SEPTEMBER 12, 2024 AT 7:30 P.M.

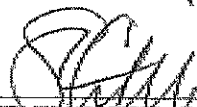
The meeting was adjourned at 8:14 P.M.

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 August 15, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on September 12, 2024.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT