

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, SEPTEMBER 12, 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, Waqar Ali, William Mitterando, Rodney Blount Steve Weisman, Kalpesh Patel, Roy O'Reggio **ABSENT:** Jeff Tillery & Artie Hayducka.

Also present: James Kinneally, Esq., 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 Kinneally states that there are some changes to tonight's agenda; #6, 24-ZB-32V, Andrian Bethea-WITHDRAWN. #9, 24-ZB-40V, Tarlochan Pakka-Postponed to Oct. 10-Notice Paper Only. #10, 24-ZB-44V, William Bender-Postponed to Sept. 26-Notice Newspaper ONLY. #13, 24-ZB-76V, Mary Jo Barnowski-Postponed to November 14, 2024; Must notice 200' List ONLY. #14, 24-ZB-03V, HBR Properties, LLC-WITHDRAWN.

- 5. 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

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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. Mohammad states that he was at the last meeting in August and since then, met with Mr. Misrahi and worked out a solution for the location of the fence. Mr. Misrahi states that the fence can be moved back 15 feet from Buttonwood; this will push the fence out of the site triangle. Chairman Cahill asks the Board if there are any further questions, 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, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Bill Mitterando, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

7. **24-ZB-47V** **New York SMSA LP d/b/a Verizon Wireless**
 Interpretation
 Block 6003, Lot12.01; Zone: BP-1
 377 Hoes Lane
 Applicant would like to replace existing communication equipment.
 Action to be taken by December 17, 2024
 Attorney: Victoria Britton

Edward Purcell, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Weisman. **YES ON THE MOTION:** Steve Weisman, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Bill Mitterando, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

8. **24-ZB-37V** **Haresh Patel**
 Bulk Variance
 Block 2607, Lot 10; Zone: R-103
 175 Dunellen Avenue
 Application would like to install a 6' privacy fence in an easement.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot rear yard setback
 Proposed – 13.5 foot rear yard setback (deck) (existing)
- 21-601** Required – no easement shall be encroached upon or reduced in any manner
 Proposed – a fence located over a utility easement

Action to be taken prior to November 13, 2024

Haresh Patel, the applicant, is sworn in to testify on his own behalf. Mr. Patel states that he would like to put a fence up in the easement. He has received a copy of the staff report from Mr. Misrahi. Mr. Misrahi states that it would be the owners responsibility to remove and replace the fence if for any reason the Township needs to have access; Mr. Patel agrees. No further questions or comments from the Board. Public portion open/closed.

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MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Steve Weisman, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Bill Mitterando, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

12. **24-ZB-46V** **Atul Agrawal**
 Bulk Variance
 Block 8702, Lot 4.01; Zone: R-10
 7 Agatha Drive
 Applicant would like to retain fence in front yard setback and in easement; Retain existing deck.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot rear yard setback
 Proposed – 24.11 foot rear yard setback (existing)
- Required – 10 foot side yard setback
 Proposed – 2 foot side yard setback (deck) (existing)
- 21-601** Required – no encroachment into an easement
 Proposed – a fence, sheds and pavers located over a utility easement
- 21-619.1** Required – in any residential district, no fence located within the front yard setback shall be over four feet in height and/or consist of no more than 50% solid material
 Proposed – a 5 foot (semi-private) and 6 foot (privacy) fence located within front yard setback line
- 21-621** Required – no shed shall be constructed within three feet from any property line
 Proposed – a shed located 1.5 feet from the side yard property line (existing)

Action to be taken prior to December 13, 2024

Atul Agrawal, the applicant, is sworn in to testify on his own behalf. Mr. Agrawal states that they are on a corner lot and would like to put up a fence. They would like to have a 4 foot fence on the eastern side of the property and then a 6 foot fence on Bev Lane. Mr. Misrahi states that the eastern side will have a 4 foot fence would be acceptable, but on Bev Lane they would like to see a 5 foot fence, 50% solid and 10 feet back from the property line; Mr. Agrawal agrees. No further comments from the Board. Public portion open/closed.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Weisman. **YES ON THE MOTION:** Steve Weisman, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Bill Mitterando, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

15. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF AUG. 15, 2024**
- (a) **24-ZB-08V, Arvind Patel; Withdrawn without prejudice.**
 - (b) **24-ZB-35V, Darlene Mumber; Approved.**
 - (c) **24-ZB-38V, Bikash Shrestha; Approved.**
 - (d) **24-ZB-34V, Hardikkumar Unjia & Pankti Mehta; Approved.**
 - (e) **24-ZB-21/22V, Muslim Center of Middlesex County; Approved.**

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

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF AUG. 15, 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. O'Reggio, Mr. Ali, 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 SEPTEMBER 26, 2024 AT 7:30 P.M.

The meeting was adjourned at 7:54 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 September 12, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on September 26, 2024.



SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT