

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, OCTOBER 24, 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 Shawn 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: Shawn Cahill, Steve Weisman, Jeff Tillery, Artie Hayducka, Waqar Ali, Rodney Blount, Kalpesh Patel, Roy O’Reggio **ABSENT:** Bill Mitterando

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-55V, Juan Torres, postponed until Nov. 12, 2024-Notice 200’ list only. #10, 24-ZB-14V, Facefield, LLP, postponed until November 14-no further notice. #11, 23-ZB-101/102V, OnSwitch, postponed until November 14, 2024-No further notice.

6. DISCUSSION: Adoption of the 2025 Zoning Board of Adjustment Calendar.

Chairman Cahill states that everyone has received a copy of the proposed calendar for the 2025 year. He asks if anyone has any comments or issues; none.

He calls for a vote:

All in Favor: Mr. Weisman, Mr. Tillery, Mr. Patel, Mr. O’Reggio, Mr. Blount, Mr. Hayducka, Mr. Ali and Chairman Cahill.

- 7. 24-ZB-52V Daniel Parascondola**
Bulk Variance
Block 1808, Lot 33.01; Zone: R-7.5
1107 Eva Street
Applicant would like to retain existing garage and shed.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 24.7 foot front yard setback (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 7.33 foot side yard setback for an accessory structure
(garage) (existing)

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21-621 Required – no shed shall be constructed within 3 feet from any property line
Proposed – a shed located 1.5 feet from the rear yard property line

Action to be taken prior to January 10, 2025

Daniel Parascondola, the applicant, is sworn in to testify on his own behalf. He states that he would like to retain his shed within the setback. Mr. Chadwick states if the shed needs to be moved, it would need to be put in a conforming location; Mr. Parascondola agrees. 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, Waqar Ali, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

9. **24-ZB-49V** **JRJ Fence Installation**
Bulk Variance
Block 9801, Lot 13.04; Zone: R-20
11 Wickley Avenue
Applicant would like to install a 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 an easement

Action to be taken prior to January 15, 2025

Joel Coria, the applicant, is sworn in to testify. Mr. Coria states that he is here for the home owners. He would like to install a 6' fence in the easement. Mr. Kinneally states that it is up to the property owner to remove and replace the fence if the Township needs to gain access; he agrees. No further questions 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:** Jeff Tillery, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Waqar Ali, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

12. **24-ZB-51V** **An-Noor Academy, Inc.**
Temporary Use
Block 12201, Lot 9.05; Zone: R-15
1000 Hoes Lane
Applicant is seeking a temporary use approval to utilize the existing MCMS site to conduct their K-4th grade classed for a six (6) month period.

VARIANCES REQUIRED:

21-501 Required – use permitted in the R-15 (Residential) zone
Proposed – expansion of the religious school *

*The applicant is seeking a 6-month temporary use approval.

Action to be taken prior to January 15, 2025
Attorney: Tim Arch

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Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. Mr. Ali had to recuse himself from this application.

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

14. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF OCT. 10, 2024

- (a) 24-ZB-40V, Tarlochan Pakka; Approved.
- (b) 24-ZB-54V, Jialin Su; Approved.
- (c) 24-ZB-50V, D'Andre Hamilton; Approved.
- (d) 24-ZB-48V, Wafik Guirgis; Approved.

All in Favor: Mr. Weisman, Mr. Tillery, Mr. O'Reggio, Mr. Patel, Mr. Blount, Mr. Hayducka and Chairman Cahill.

15. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF OCT. 10, 2024

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

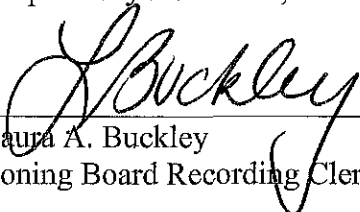
16. ADJOURNMENT

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

NEXT SCHEDULED MEETING IS NOVEMBER 14, 2024 AT 7:30 P.M.

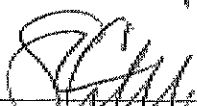
The meeting was adjourned at 8:04 P.M.

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 October 24, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on November 14, 2024.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT