

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

Also present: James Kinneally, Esq., Jonathan Misrahi, John Chadwick, PP, Kevin Chen, CME 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: #10, 24-ZB-58V & 24-ZB-59V, Ronko Development, Inc., both have been Postponed until Jan. 9, 2025; no further notice. #13, 24-ZB-76V, Mary Jo Barnowski-Postponed until Jan. 9, 2025-Notice 200' only. #14, 23-ZB-101/102V OnSwitch, Inc.-Postponed until January 23, 2024; no further notice.

- 6. 24-ZB-76V New Cingular Wireless, AT & T**
Interpretation of Zoning Ordinance
Block 201, Lot 2.02; Zone: M-1
1711 South 2nd Street (aka 1713 S 2nd)
Applicant would like to modify existing telecommunication facility.
- Action to be taken prior to March 18, 2025**
Attorney: Christopher Quinn

Christopher Quinn, Attorney, is here to represent the applicant. Mr. Quinn states that it is for 1711 South 2nd Street, Block 201, Lot 2.02 on the tax map. This is one of many coming forward in the next couple of months; AT & T will be updating most of their equipment. It is part of a Nation wide equipment modification that they are doing, they are replacing most of their equipment and antennas on existing structures.

AT & T is going to replace the existing twelve (12) antennas on top of the building with nine (9) new antennas. There is a shelter inside of the building and they will be replacing some of the equipment inside those shelters. On the outside they will be changing some of the items. There will be no ground disturbance, no increase in height, no increase in width; it's a fairly straight forward modification of the existing equipment.

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Mr. Kinneally asks Mr. Quinn if any new variances are being created; none. Not going any higher than the current structure; no. No ground disturbance; correct. An RF Report has been supplied showing that it complies; they have. A structure engineer's report has been submitted stating that it can handle the load; correct. Mr. Kinneally states to Chairman Cahill, that is usually all that is required on these applications. Chairman Cahill asks the Board if they have any questions or comments; none. Public portion open/closed.

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

7. **24-ZB-09/10V** **Wellspring Adult Day Care**
 Preliminary & Final Site Plan, Use Variance
 Block 6003, Lot 1.02; Zone: BP-I
 399 Hoes Lane
 Applicant would like to use a portion of the facility for an adult daycare center.

VARIANCES REQUIRED:

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

*A use variance is required.

** A variance is required for parking; however, clarification is required as to the number of parking

Action to be taken prior to February 28, 2025
Attorney: Tim Arch

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

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

8. **24-ZB-68V** **Grand Homes Investments XLV, LLC**
 Bulk Variances
 Block 8602, Lot 21; Zone: R-10
 6 Jennifer Court
 Applicant would like to retain existing new home.

VARIANCES REQUIRED:

- 21-501** Required – maximum building coverage 20 percent
 Proposed – building coverage 22.7 percent

Action to be taken prior to March 3, 2025
Attorney: Tim Arch

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Tim Arch, Attorney, is here to represent the applicant. He states that after construction, as-built plans were given in to the Township for review and it was found that the property was over building coverage. The architect had made a mistake on the plans and it was an honest mistake. Mr. Arch states that the applicant will enter into a developer's agreement with the Township. Chairman Cahill asks the Board if they have any questions or comments; none. Public portion open/closed.

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

9. **24-ZB-64V** **Lisa Williams (Gaffi)**
 Use Variance
 Block 3806, Lot 73.01; Zone: R-10
 40 Bristol Road
 Applicant would like to retain as a two-family home.

VARIANCES REQUIRED:

- 21-501** Required – single-family residential use
 Proposed – two-family residential use *

*A use variance is required.

Action to be taken prior to February 26, 2025
Attorney: Tim Arch

Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. Application was approved as a two-family home.

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

12. **24-ZB-60V** **36 Haight Ave., LLC**
 Certificate of Non-Conforming Use; Use Variance
 Block 908, Lot 15.01; Zone: R-7.5
 36 Haight Avenue
 Applicant would like to retain use as a two-family home.

VARIANCES REQUIRED:

- 21-501** Required – single-family residential use
 Proposed – two-family dwelling *

*The applicant is seeking a certification of non-conforming use or in the alternative, a use variance.

Action to be taken prior to February 23, 2025
Attorney: Kevin Morse

Kevin Morse, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. Application was approved to retain the use as a two-family home.

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

15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF NOV. 14, 2024

- (a) 24-ZB-61V, Mark DuFour; Approved.
- (b) 24-ZB-55V, Juan Torres; Approved.
- (c) 24-ZB-56V, Liberty Tech, LLC; Approved.
- (d) 24-ZB-37V, Haresh Patel; Approved as amended.

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

16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF NOV. 14, 2024

MOTION was made by Chairman Cahill to adopt the minutes; second by Mr. Patel.

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

17. ADJOURNMENT

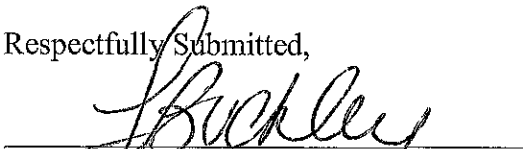
MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.

ALL IN FAVOR: Aye **OPPOSED:** None

NEXT SCHEDULED MEETING IS JANUARY 9, 2025 AT 7:00 P.M.


The meeting was adjourned at 7:58 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 December 12, 2024 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on January 9, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT