

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 9, 2025.

The Regular Meeting of the Piscataway Zoning Board was called to order at 7:00 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, Steve Weisman, Artie Hayducka, Jeff Tillery, Bill Mitterando, Kalpesh Patel **ABSENT:** Roy O'Reggio and Waqar Ali.

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: #10 & 11, 24-ZB-58V & 24-ZB-59V, Ronko Development, Inc., both have been Postponed until February 13, 2025; no further notice. #12, 24-ZB-76V, Mary Jo Barnowski-Postponed until March 27, 2025-Must Notice.

- 6. 24-ZB-82V New Cingular Wireless, PCS AT & T
 Interpretation of Zoning Ordinance
 Block 6701, Lot 3.02; Zone: HC
 121 Centennial Avenue
 Applicant would like to upgrade existing wireless facility.**

**Action to be taken prior to April 15, 2025
Attorney: Chris Quinn**

Christopher Quinn, Attorney, is here to represent the applicant. Mr. Quinn states that it is for 121 Centennial Avenue, Block 6701, Lot 3.02 on the tax map. 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. Hayducka. **YES ON THE MOTION:** Steve Weisman, Jeff Tillery, Bill Mitterando, Kalpesh Patel, Rodney Blount, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

- 7. 24-ZB-77V Kim Vorhees
 Bulk Variance
 Block 1021, Lot 6.01; Zone: R-10
 62 Parkside Avenue
 Applicant would like to put a 5' privacy fence in the front yard setback.**

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VARIANCES REQUIRED:

- 21-501** Required – 100 foot lot width
Proposed – 75 foot lot width (Parkside Avenue) (existing)
- Required – 35 foot front yard setback
Proposed – 24.9 foot front yard setback (existing)
- Required – 10 foot side yard setback
Proposed – 9 foot side yard setback (existing)
- Required – 60 foot front yard setback for an accessory structure
Proposed – 9 foot front yard setback for an accessory structure (gazebo) (Sheldon Place) (existing)
- 21-613** Required – 100 foot lot frontage
Proposed – 75 foot lot frontage (Parkside Avenue) (existing)
- 21-617** Required – a pool shall not be installed within 10 feet from a side yard property line
Proposed – a pool located 9 feet from the side yard property line (existing)
- 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 vinyl fence located along the front yard property line (Sheldon Place)

Action to be taken prior to April 1, 2025

Kim Vorhees, the applicant, is sworn in to testify on her own behalf. She states that they had to replace the fence that has been there for thirty years that is now falling down. They will be doing a fence that is two-toned, white and beige. The fence will be five feet high. Mr. Misrahi states that the gazebo is in an non-conforming location and down without permits. Ms. Vorhees states that they have that on a trex deck and has been there for a long time. She states that she is on a dead end street and no one comes down there. Mr. Misrahi states that if the Board allows them to keep the gazebo, building permits need to be applied for; Ms. Vorhees agrees.

Mr. Misrahi states that it is a two-tone fence and 5 feet in height, he recommends some type of buffering. Ms. Vorhees states that the fence is 1 foot off of the property line and there really isn't any room to plant; the Board agrees, no buffering is required. Public portion open/closed.

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

- 8. 24-ZB-80V Jeffrey Sundelof**
Bulk Variance
Block 7008, Lot 8.01; Zone: R-10
229 Runyon Avenue
Applicant would like to install a hot tub; corner lot

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VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed - 33.5 foot front yard setback (Scott Street) (existing)
- Required – 60 foot front yard setback for an accessory structure
Proposed – 33.5 foot front yard setback for an accessory structure (hot tub) (Scott Street)
- Required – 25 foot rear yard setback
Proposed – 18 foot rear yard setback (deck) (existing)

Action to be taken prior to April 2, 2025

Jeffrey Sundelof, the applicant, is sworn in to testify on his own behalf. Mr. Sundelof states that they would like to put a hot tub in their backyard; corner lot. Mr. Misrahi states that the staff has no issues with the location of the hot tub. Public portion open/closed.

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

9. **24-ZB-81V** **Eva Cook**
Bulk Variance
Block 1005, Lot 29; Zone: R-7.5
436 Prospect Avenue
Applicant would like to replace front steps.

VARIANCES REQUIRED:

- 21-501** Required – 75 foot lot width
Proposed – 55 foot lot width (existing)
- Required – 25 foot front yard setback
Proposed – 17.9 foot front yard setback (steps)
- Required – 8 foot side yard setback
Proposed – 6.6 foot side yard setback (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 4 foot side yard setback for an accessory structure (garage) (existing)
- Required – 8 foot rear yard setback for an accessory structure
Proposed – 6 foot rear yard setback for an accessory structure (garage) (existing)
- 21-613** Required – 75 foot lot frontage
Proposed – 55 foot lot frontage (existing)

Action to be taken prior to April 4, 2025

Eva Cook, the applicant, is sworn in to testify on her own behalf. She states that the front steps of her home have fallen down and she needs to replace them. Mr. Misrahi states that it is a

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hardship, the home was built in the setback and they can't turn them to comply. Public portion open/closed.

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

13. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF DECEMBER 12, 2024

- (a) 24-ZB-76V, New Cingular Wireless, AT & T; Approved.
- (b) 24-ZB-68V, Grand Homes Investments XLV, LLC; Approved.
- (c) 24-ZB-64V, Lisa Williams (Gaffi); Approved.
- (d) 24-ZB-60V, 36 Haight Ave., LLC; Approved.
- (E) 24-ZB-14V, Facefield, LLP-WITHDRAWN

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

16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF DEC. 12, 2024

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

All in Favor: Mr. Tillery, Mr. Patel, Mr. Hayducka, 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 FEBRUARY 13, 2025 AT 7:00 P.M.

The meeting was adjourned at 7:20 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 January 9, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on January 23, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT