

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 23, 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, Steve Weisman, Artie Hayducka, Jeff Tillery, Roy O'Reggio, Bill Mitterando and Waqar Ali. **ABSENT:** Rodney Blount and Kalpesh Patel.

Also present: James Kinneally, Esq., John Chadwick, PP, Jonathan Misrahi and Laura Buckley, Recording Clerk. It was determined that a quorum was present by roll call.

4. PLEDGE OF ALLEGIANCE

5. CHANGES TO THE AGENDA:

Mr. Kinneally states that there are some changes to tonight's agenda: #8, OnSwitch, Inc.- Postponed until March 27, 2025; no further notice. #10, 24-ZB-63/63V; Frances M. Hreshko-WITHDRAWN.

- 6. 24-ZB-83V New Cingular Wireless, PCS AT & T
Interpretation of Zoning Ordinance
Block 9301, Lot 53.01; Zone: LI-1
151 Ethel Road West
Applicant would like to upgrade existing wireless facility.**
- Action to be taken prior to April 29, 2025
Attorney: Chris Quinn**

Christopher Quinn, Attorney, is here to represent the applicant. Mr. Quinn states that it is an application for 151 Ethel Road West, Block 9301, Lot 53.01 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. Weisman. **YES ON THE MOTION:** Steve Weisman, Jeff Tillery, Roy O'Reggio, Bill Mitterando, Artie Hayducka, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

- 7. 22-ZB-101/102V 429 Bell Street, LLC
Preliminary & Final Site Plan, Use & Bulk Variances
Block 2404, Lot 13.01; Zone: LI-1
429 Bell Street
Applicant would like to continue the existing use of an irrigation company.**

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 23, 2025.

VARIANCES REQUIRED:

21-501 Required – use permitted in zone
Proposed – use not permitted in zone (wholesale irrigation supply business) *

Required – minimum floor area 10,000 square feet
Proposed – floor area 8,051 square feet (existing)

Required – 150 foot lot depth
Proposed – 100 foot lot depth (existing)

Required – 50 foot front yard setback
Proposed – 44.6 foot front yard setback (existing)

Required – 30 foot rear yard setback
Proposed – 15.1 foot rear yard setback (existing)

Required – 75 foot front yard setback for an accessory use (outdoor storage)
Proposed – outdoor storage area 0 feet from the front yard property line

Required – 25 foot rear yard setback for an accessory use (outdoor storage)
Proposed – outdoor storage area 0 feet from the rear yard property line

Required – 25 foot side yard setback for an accessory use (outdoor storage)
Proposed – outdoor storage area 0 feet from the side yard property line

21-1102 Required – 24 parking spaces
Provided – 9 parking spaces

21-1203.3 Required – a building may have a sign located on two separate facades of the building
Proposed – two façade signs located on the front façade of the building and a sign attached to the fence

21-1203.4 Required – a free-standing sign shall not be erected closer than 50 feet from the right-of-way line of a public street
Proposed – a free-standing sign located less than 50 feet from the right-of-way line *

21-1302.3 Required – outdoor storage area must be screened with a fence, wall or plantings
Proposed – partial to no screening of the outdoor storage area

21-3b. Buffer Zone

Required – a buffer no less than 50 feet is required when a residential area abuts an industrial zone
Proposed – no buffer

*A use variance is required.

Action to be taken prior to January 15, 2025
Attorney: Erik Frins

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 23, 2025.

Erik Frins, Attorney, is here to represent the applicant. Mr. Frins states that it is an application for 429 Bell Street, LLC, Block 2404, Lot 13.01 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. Weisman. **YES ON THE MOTION:** Steve Weisman, Jeff Tillery, Roy O'Reggio, Bill Mitterando, Artie Hayducka, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

10. **24-ZB-62/63V** **Francis M. Hreshko-WITHDRAWN**
 Preliminary & Final Site Plan, Use & Bulk Variances
 Block 1501, Lot 1.01; Zone: C
 135 Stelton Road
 Applicant would like to reconfigure existing apartments; from three (3) one bedroom units to two (2) two bedroom units.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in the Commercial zone
 Proposed – use not permitted in the zone (apartments) *

*A use variance is required.

Action to be taken prior to March 12, 2025
Attorney: James Mitchell

9. **24-ZB-57V** **900 East 92nd Street, LLC**
 Preliminary & Final Site Plan, Bulk Variance
 Block 5601, Lot 2.06; R-20
 1659 South Washington Avenue
 Applicant would like to construct a self-storage facility.

VARIANCES REQUIRED:

- 21-614(b)** Required – the installation of two (2) four (4”) inch PVC conduit lines along the property frontage
 Proposed – no conduit along the property frontage

- 21-619.1** Required – in any residential district, no wall or fence shall exceed 4 feet in height, except a wall or fence behind the front yard setback line shall be permitted up to 6 feet in height
 Proposed – a fence 6 feet in height located on a wall 7.23 in height for a total height of 13.23 feet

Action to be taken prior to March 11, 2025
Attorney: Donna Jennings

Donna Jennings, Attorney, is here to represent the applicant. Ms. Jennings states that it is an application for 1659 South Washington Avenue, Block 5601, Lot 1 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, Roy O'Reggio, Bill Mitterando, Artie Hayducka, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 23, 2025.

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JANUARY 9, 2025

- (a) 24-ZB-82V, New Cingular Wireless, PCS AT & T; Approved.
- (b) 24-ZB-77V, Kim Vorhees; Approved.
- (c) 24-ZB-80V, Jeffrey Sundelof; Approved.
- (d) 24-ZB-81V, Eva Cook; Approved.

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

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JAN. 9, 2025

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

13. ADJOURNMENT


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

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

NEXT SCHEDULED MEETING IS FEBRUARY 13, 2025 AT 7:00 P.M.

The meeting was adjourned at 8:06 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 23, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on February 13, 2025.



SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT