

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 9, 2020.**

The Regular Meeting of the Piscataway Zoning Board was called to order at 7:30 P.M. in the Department of Public Works Meeting Room, 505 Sidney Road, Piscataway, New Jersey, by Chairman Bleich.

Chairman Bleich 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, Roy O'Reggio, Steven Weisman, Warren Zimmerman and Chairman Bleich. **ABSENT:** Loretta Keimel, Jeff Tillery, Kalpesh Patel

**Also present:** James Kinneally, Esq., Henry Hinterstein and Laura Buckley, Recording Secretary. It was determined that a quorum was present by roll call.

**4. PLEDGE OF ALLEGIANCE**

James Kinneally states that application on the agenda # 6, 19-ZB-65V, **Teresa Douglas**, has been postponed until January 23, 2020; must notice utilities only. #7, 19-ZB-62V, **Ray Li & Yinglin Zhu**, has been postponed to February 27, 2020-Must notice.

**5. 19-ZB-48V**

**Iqbal Ahmed  
Bulk Variance  
Block 8503, Lot 25; Zone: R-10  
17 Charles Terrace**

Applicant proposes to construct a second story addition to an existing single family home.

**VARIANCES REQUIRED:**

**21-501**

Required – minimum lot area 10,000 square feet  
Proposed – lot area 9,375 square feet (existing)

Required – 100 foot lot width  
Proposed – 75 foot lot width (existing)

Required – 35 foot front yard setback  
Proposed – 30 foot front yard setback (existing/proposed)

Required – 8 foot side yard setback for an accessory structure  
Proposed – 4 foot side yard setback for an accessory structure (existing)

**21-613**

Required – 100 foot lot frontage  
Proposed – 75 foot lot frontage (existing)

**Action to be taken prior to January 2, 2020**

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Iqbal Amhed, the applicant, is sworn in to testify on his own behalf. Maezia Khursheed, 22 Reading Road, Edison, (his daughter) is sworn in to testify. Mr. Ahmed states that he wants to make a second floor with two bedrooms upstairs. His lot is small and was told he has to go for the variance. The second floor will be right over the first floor. Mr. Kinneally states that all of the variances are pre-existing in nature; Mr. Hinterstein agrees. Mr. Hinterstein states that the entire front of the house is proposed to be like a balcony; it just doesn't fit in with the character of the existing homes in the area. Most of the houses are modest ranches.

Architecturally it is completely out of place with the other homes. Mr. Ahmed states that it's not outside, it is inside and open. The architectural plans are passed around for the Board to review. Mr. Kinneally states that the applicant is trying to say that the balcony does not protrude out of the home, it is set inside. Mr. Hinterstein states that it is architecturally out of place with the neighborhood. This balcony is covered; what is the depth. Mr. Ahmed states about three (3) feet.

Mr. Chadwick asks if there is a third floor to the building; looks like there are windows in the attic. Mr. Ahmed states that his architect told him that it's too hot inside and all of his wiring will melt in the summer time; there should be an open space upstairs. Mr. Chadwick states that there is a stairway going up to the area; yes there is. Mr. Hinterstein states that this is a neighborhood of modest ranches for the most part; small ranches with carports. There are some two story colonials. There is some concern about the third floor. He doesn't have an issue if it's more in line with the other two story colonials in the area.

Mr. Hinterstein states that plans aren't clear; the floor plans don't show any partition. In the staff report provided, it states that a floor plan must be provided for the attic space; none has been provided. There is a stairway going up with windows, it's going to be used for something. He has never heard of wire melting from attic heat. Mr. Ahmed states that his internet wires had melted from the heat. Ms. Kahursheed states that they had problems in the home with their internet so when the company came to check they told her there was too much heat and the wires melted. Mr. Chadwick asked why didn't they put attic fans in. Mr. Ahmed said they put two of them in and they worked.

Mr. Hinterstein states that there is a separate outdoor staircase. Mr. Chadwick states that this discussion of the wires does not have any relevance to what they are proposing; there is a second floor and a third floor. Mr. Ahmed states that there is not a third floor, his architect drew it like that as an attic space. Mr. Chadwick states that there is a stairway up to the space and an outside entrance. Mr. Ahmed states he doesn't need the third floor. Mr. Chadwick states that there is a lot of construction going on the top floor with dormers on both sides of the home with windows.

Mr. Cahill states that the best thing to do is for Mr. Ahmed to get together with his architect and sit with Henry to explain what is going on. Right now, it's not looking very favorable because they don't like the layout. They would like to see a floor plan. Mr. Ahmed states that he doesn't know why there is a third story; he will talk to his architect and have it changed. Mr. Hinterstein states that there is an outside stairway that leads up to the third floor also. It looks like a multi-family dwelling with those staircases. Mr. Kinneally advises the applicant to bring his architect to the next meeting and have new plans made.

The application is adjourned until February 13<sup>th</sup>; no further notice by the applicant required. Mr. Ahmed needs to talk to his architect and get in touch with Mr. Hinterstein. New plans must be submitted.

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**8. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF DEC. 12, 2019:**

- (a) 19-ZB-61V, James Boyd; Approved.**
- (b) 19-ZB-63V, 24 Hour Fitness USA; Approved.**

**ALL IN FAVOR:** Mr. Cahill, Mr. Tillery, Mr. Patel, O'Reggio, Weisman and Chairman Bleich.

**9. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF DEC. 12, 2019:**

**MOTION** was made by Mr. Cahill to adopt the minutes; second by Mr. Weisman

**ALL IN FAVOR; ROLL CALL:** Mr. Cahill, Roy O'Reggio, Mr. Tillery, Steve Weisman, Kalpesh Patel and Chairman Bleich.

**10. ADJOURNMENT**

**MOTION** was made by Mr. Cahill to Adjourn the meeting.

**ALL IN FAVOR:** Mr. Cahill, Roy O'Reggio, Mr. Tillery, Steve Weisman and Chairman Bleich.

**NEXT SCHEDULED MEETING IS JANUARY 23, 2020 AT 7:30 P.M.**

The meeting was adjourned at 7:42 P.M.

Respectfully Submitted,

Laura A. Buckley

Zoning Board Recording Secretary 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, 2020, same having been fully adopted by the Zoning Board of Adjustment of Piscataway on January 23, 2020.**

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**Shawn Cahill, SECRETARY**

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**Allan Bleich, CHAIRMAN**