

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 27, 2022.**

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 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:** Chairman Shawn Cahill, Roy O’Reggio, Jeff Tillery, Waqar Ali, Steven Weisman, Kalpesh Patel, Artie Hayducka, William Mitterando. **ABSENT:** Rodney Blount

**Also present:** James Kinneally, Esq. 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; #5 on the agenda, 21-ZB-33/34V, Lauria Landscaping, has been postponed until February 24, 2022; no further notice. Application # 21-ZB-79V, Shawn Fitzgerald, has been postponed until February 24, 2022; applicant must notice.

- 5. 21-ZB-33/34V Lauria Landscaping, LLC-Postponed until Feb. 24, 2022 Preliminary & Final Site Plan, Use & Bulk Variance, Cert. of Non-Conformity Block 2101, Lot 10.01; Zone: R-20 278 Stelton Road**

Applicant would like to retain the current landscaping business.

\*The applicant is seeking a certification of non-conforming use or in the alternative, a use variance. \*\* No parking spaces or signage is proposed.

**Action to be taken prior to February 4, 2021  
Attorney: Aravind Aithal**

Tim Arch, Attorney, is here to represent the applicant. Mr. Arch states that they would like an adjournment until the March 24, 2022 hearing, not the February 24, 2022 hearing. They are in the process of revising the plans and don’t feel there will be enough time for the February meeting. The extension is granted.

- 6. 21-ZB-79V Shawn Fitzgerald Postponed until Feb. 24, 2022-Must Notice Use Variance Block 204, Lot 9.01; Zone: R-7.5 216 Chestnut Place**

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\*Applicant would like to continue using the property at a two-family home.

**VARIANCES REQUIRED:**

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

\*The applicant is seeking a use variance.

**Action to be taken prior to March 4, 2021**

**7. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JAN. 13:**

- (a) **21-ZB-63V, Prakash Patel; Approved.**
- (b) **21-ZB-77V, Jose Carrera; Approved.**
- (c) **21-ZB-22V, AWAD Construction; Approved.**
- (d) **21-ZB-75V, Deerpark US Holdings, LLC; Approved.**
- (e) **21-ZB-78V, Pinki Patel; Approved.**

**All in Favor:** Mr. Weisman, Mr. Tillery, Mr. O'Reggio, Mr. Mitterando, Mr. Ali, Chairman Cahill.

**13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF DEC. 9, 2021**

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

**All in Favor:** Steve Weisman, Mr. Tillery, Roy O'Reggio, William Mitterando, Rodney Blount and Chairman Cahill.

**14. ADJOURNMENT**

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

**ALL IN FAVOR: Aye**

**NEXT SCHEDULED MEETING IS JANUARY 27, 2022 AT 7:30 P.M.**

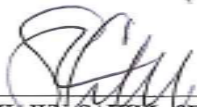
The meeting was adjourned at 7:42 P.M.

Respectfully Submitted,

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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 27, 2022 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on February 10, 2022.**



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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT