

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MARCH 24, 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, Rodney Blount, Waqar Ali, Steven Weisman, Kalpesh Patel, Artie Hayducka, Roy O'Reggio and William Mitterando. **ABSENT:** Jeff Tillery

Also present: James Kinneally, Esq., Henry Hinterstein, John Chadwick, PP 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; Application 22-ZB-10V, Craig & Denise Newton has been postponed to April 28, 2022; no further notice. 21-ZB-33/34V, Lauria Landscaping, has been postponed until April 28, 2022; no further notice required.

- 5. 22-ZB-10V Gladys Jeszeck**
Bulk Variance
Block 10503, Lot 6; Zone: R-15
221 Rivercrest Drive
Applicant proposes to reconstruct existing sunroom into living space; partial second floor addition.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 15,000 square feet
Proposed – lot area 12,000 square feet (existing)
- Required – 40 foot front yard setback
Proposed – 32 foot front yard setback (covered porch)
- Required – maximum building coverage 20 percent
Proposed – 20.28 percent building coverage
- Required – 8 foot side yard setback for an accessory structure
Proposed – 5 foot side yard setback for an accessory structure (shed) (existing)
- Required – 8 foot rear yard setback for an accessory structure
Proposed – 5 foot rear yard setback for an accessory structure (shed) (existing)

Action to be taken prior to June 20, 2022

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Gladys Jeszeck, the applicant, is sworn in to testify on her own behalf. Ms. Jeszeck states that they would like to make an addition where the current sunroom is and made it living space. Mr. Hinterstein states that the only comments that he has in in regards to the front porch, it appears that the front stoop comes out about seven (7) feet from the house not eight (8) feet as represented on the plan. He has not issues covering it but it should be limited to the existing stoop; the roof should be flush with the stoop and not go out any further. Ms. Jeszeck agrees with Mr. Hinterstein. Public portion open/closed.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel.
YES ON THE MOTION: Rodney Blount, Artie Hayducka, Roy O'Reggio, Steven Weisman, William Mitterando, Kalpesh Patel and Chairman Cahill.
NO ON THE MOTION: None.

7. **21-ZB-79V** **Shawn Fitzgerald**
 Certificate of Non-Conformity; Use Variance
 Block 204, Lot 9.01; Zone: R-7.5
 216 Chestnut Place
 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

Shawn Fitzgerald, 25 Colburn Road, East Brunswick, NJ, the applicant, is sworn in to testify on his own behalf. He states that he went in for a certificate of occupancy to rent 216A Chestnut Place and he was denied. The office explained that he had a one-family property and had to go to the Zoning Board to get approved as a two-family. He has been using it and paying taxes on it as a two-family for years. Mr. Kinneally asks how long has he owned the property; he states 38 years. He purchased the home from the Township as a two-family in a tax sale in 1985. It was set up as a two-family when he bought it and has not been altered since he purchased it. He put on a new roof and it has been painted, no alterations.

Mr. Kinneally asks Mr. Fitzgerald to describe the layout. He states that there is one house on the left side and one house on the right side; they are a mirror image. Six steps to an open front porch, go into the living room, go through there into an eat-in kitchen with a full bath in the back. Off of the kitchen there are stairs to go down into the basement; separate gas, electric, water heater for each side. Up the stairs in the living you will find the bedrooms. The home was built in 1921 as per tax records.

Mr. Chadwick states that it clearly was constructed as a two-family house; the property is in need for some TLC. His letter states that it is a pre-existing condition and some property maintenance needs to be done on the property. Mr. Fitzgerald states that he will take care of it. Mr. Hinterstein states that he agrees with Mr. Chadwick and has no issues with the certificate of non-conformity.

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Public portion open/closed; Chairman Cahill calls for a vote.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel.
YES ON THE MOTION: Rodney Blount, Artie Hayducka, Roy O'Reggio, Steven Weisman, William Mitterando, Kalpesh Patel and Chairman Cahill.
NO ON THE MOTION: None.

9. **22-ZB-05/09V** **Michael Murray**
 Preliminary & Final Site Plan; Bulk Variance
 Block 3101, Lot 26.02; Zone: R-10A
 616 William Street
 Applicant proposes to construct two, 3 story, 6 unit townhouses with garages.

VARIANCES REQUIRED:

21-1201 Required – signs permitted in a residential zone
 Proposed – a free-standing sign, 12 square feet in area, located 2 feet from the property line

*Variances were previously granted under Application #20-ZB-64V.

**The applicant must comply with the State's Municipal Electric Vehicle Ordinance.

Action to be taken prior to June 12, 2022

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 Cahill to approve the application; seconded by Mr. Patel.
YES ON THE MOTION: Rodney Blount, Artie Hayducka, Roy O'Reggio, Steven Weisman, William Mitterando, Kalpesh Patel and Chairman Cahill.
NO ON THE MOTION: None.

10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 10, 2022:

- (a) **22-ZB-06V, Kendra Bryant-Morrow; Approved.**
- (b) **22-ZB-02V, Mario & Viviana Ojeda; Approved.**
- (c) **21-ZB-76V, Moon Builders, LLC; Approved.**

All in Favor: Mr. Weisman, Mr. Tillery, Mr. Blount, Mr. Mitterando, Mr. Ali.

11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 10, 2022.

MOTION was made by Mr. Weisman to adopt the minutes; second by Mr. Patel.
All in Favor: Steve Weisman, Mr. Tillery, Rodney Blount, William Mitterando, Rodney Blount and Chairman Cahill.

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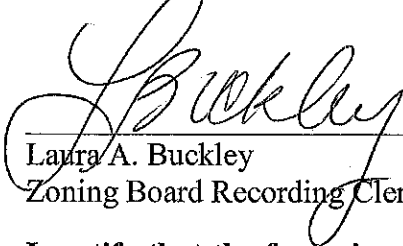
12. ADJOURNMENT

MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.
ALL IN FAVOR: Aye

NEXT SCHEDULED MEETING IS APRIL 14, 2022 AT 7:30 P.M.

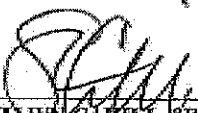
The meeting was adjourned at 8:26 P.M.

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 March 24, 2022 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on April 14, 2022.


SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT