

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MARCH 25, 2021.

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: Jeff Tillery, Roy O’Reggio Kalpesh Patel, Warren Zimmerman, Rodney Blount, William Mitterando, Waqar Ali and Chairman Shawn Cahill, **ABSENT:** Steven Weisman

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. 20-ZB-75/16V, Harris Realty Company, LLC has been postponed to April 22, 2021; no further notice required. 20-ZB-64V, Michael Murray, has been postponed until April 22, 2021; no further notice.

- 5. 20-ZB-41/42V M & M Partners at Piscataway, LLC
Preliminary & Final Site Plan; Bulk & Use Variance
Block 5701, Lot 2; Zone: RR-1
1690 S. Washington Avenue
Applicant proposes to construct two warehouse buildings.**

VARIANCES REQUIRED:

21-501 Required – use permitted in a residential zone
Proposed – use not permitted in the zone (warehouse) *

Required – maximum building coverage 20 percent
Proposed – 33.6 percent building coverage

Required – maximum building height 35 feet
Proposed – building height, 49.55 feet *

21-1102 Required – 738 parking spaces
Proposed – 363 parking spaces

21-1201 Required – no free-standing signs in a residential zone
Proposed – two free-standing signs (48 square feet in area, 6 feet high and located 10 feet and 13.5 feet from the property line)

* A variance is required pursuant to N.J.S. 40:55D-70d(1) and 40:55D-70d(6).

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**Attorney: Doug Wolfson
Action to be taken prior to April 12, 2021**

Doug Wolfson, Attorney, is here to represent the application. 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. Zimmerman. **YES ON THE MOTION:** Warren Zimmerman, Rodney Blount, Roy O'Reggio, William Mitterando, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** Jeff Tillery

- 6. 20-ZB-20/21/22V Macedonia Original Freewill Baptist Church
Prel. & Final Site Plan, Major Subdivision, Use & Bulk
Variances
Block 10514, Lots 15.05, 15.08, 31.03; Zone: R-7.5
Highland/Ludlow/Roosevelt**
Applicant proposes subdivide the property and construct four (4) new single family homes.

VARIANCES REQUIRED:

Proposed Lots B & C

21-501

Required – 25 foot front yard setback

Proposed – 24.2 foot front yard setback (steps) (Roosevelt Avenue)

Proposed Lot

Hospitals, churches or other places of worship, Sunday schools and church schools, shall conform to the following conditions:

21-1003.1

Required – minimum lot area of 2 acres

Proposed – lot area 1.21 acres*

*A use variance is required pursuant to 40:55D-70d(3) of the NJ Municipal Land Use Law.

**Any proposed overhang over 18 inches must comply with the required setback. In addition, it would also need to be included in the calculation for building coverage. An additional variance(s) may be required.

**Attorney: Diane Dabulas
Action to be taken prior to March 28, 2021**

Diane Dabulas, Attorney, is here to represent the application. Transcripts are on file in the Community Development Office. Application will be continued on April 22, 2021 with no further notice required by the applicant.

- 7. 20-ZB-86/87V Gayatri Pariwar N.E. America
Preliminary & Final Site Plan; Use Variance
Block 6703, Lot 5; Zone: LI-5
240 Centennial Avenue**
Application proposes to construct a meditation garden with walkway.

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VARIANCES REQUIRED:

21-501 Required – use permitted in zone
Proposed – use not permitted in zone *

*This application involves an expansion of a non-conforming use.

Attorney: Bob Smith
Action to be taken prior to May 22, 2021

Aravind Aithal, Attorney, is here to represent the application. Court stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Warren Zimmerman to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Warren Zimmerman, Rodney Blount, Roy O’Reggio, William Mitterando, Jeff Tillery and Chairman Cahill. **NO ON THE MOTION:** None

8. **21-ZB-04V** **Beverly Zambelli**
 Use Variance & Certificate of Non-conforming use
 Block 603, Lot 62; Zone: R-7.5
 1962 West 7th Street
 Applicant seeks the continued use of a two-family home.

VARIANCES REQUIRED:

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

*The applicant is seeking a certification of non-conforming use or in the alternative, a use variance.

Attorney: Bob Smith
Action to be taken prior to June 6, 2021

Timothy Arch, Attorney, is here to represent the application. 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. Zimmerman. **YES ON THE MOTION:** Warren Zimmerman, Rodney Blount, Roy O’Reggio, William Mitterando, Jeff Tillery and Chairman Cahill. **NO ON THE MOTION:** None

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 11, 2021:

- (a) **20-ZB-54V, Prakash Patel;** application was denied.
- (b) **21-ZB-03V, Suzanne Hennessey;** application was approved.
- (c) **20-ZB-32V, LaPorta Builders;** application was approved.
- (d) **20-ZB-16V, Madhu Soni,** application was approved.
- (e) **21-ZB-05V, Kervin Lopez Salcedo;** application was approved.
- (f) **20-ZB-82V, Ernesto Cedillos;** application was withdrawn without prejudice.

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All in Favor: Zimmerman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Rodney Blount, William Mitterando and Chairman Cahill.

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 25, 2021

MOTION was made by Mr. Zimmerman to adopt the minutes; second by Mr. Tillery.

ALL IN FAVOR: Jeff Tillery, Steve Weisman, Mr. O'Reggio, Mr. Mitterando, Rodney Blount, Mr. Zimmerman and Chairman Cahill.

13. ADJOURNMENT

MOTION was made by Mr. Zimmerman to Adjourn the meeting; second by Mr. Tillery.

ALL IN FAVOR: Jeff Tillery, Kalpesh Patel, Mr. O'Reggio, Mr. Mitterando, Rodney Blount, Mr. Zimmerman and Chairman Cahill.

NEXT SCHEDULED MEETING IS APRIL 8, 2021 AT 7:30 P.M.

The meeting was adjourned at 10:02 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 25, 2021 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on April 8, 2021.

Shawn Cahill, Secretary & Chairman