

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 14, 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 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: Roy O'Reggio, Steven Weisman, Kalpesh Patel, William Mitterando and Chairman Cahill. **ABSENT:** Rodney Blount, Artie Hayducka, Jeff Tillery & Waqar Ali.

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 Application 21-ZB-81V, Arnaldo Peraza, has been postponed until May 12, 2022; applicant must notice. Application 21-ZB-80V, Alka Srivastava, has been withdrawn without prejudice.

- 6. 22-ZB-08V Vincent Santiago**
Bulk Variance
Block 1009 Lot 75.01 ; Zone: R-7.5
13 Buchman Street
Applicant would like to retain existing deck . Deck was constructed by previous owner.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 7,500 square feet
Proposed -- lot area 5,500 square feet (existing)
- Required – 75 foot lot width
Proposed – 50 foot lot width (existing)
- Required – 25 foot front yard setback
Proposed – 18 foot front yard setback (existing)
- Required – 8 foot side yard setback
Proposed – 2.6 foot side yard setback (existing)
- Required – 8 foot rear yard setback for an accessory structure
Proposed – 3.3 foot rear yard setback for an accessory structure (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 3.3 foot side yard setback for an accessory structure (existing)

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Required – maximum building coverage 20 percent
Proposed – 28.4 percent building coverage (existing)

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage (existing)

21-619.1 Required – in any residential district, no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50 percent solid material
Proposed – a 6 foot, solid fence located 18 feet from the property line (existing)

21-3(b) Required – in residential zones an accessory building should not exceed 25 feet by 25 feet or 625 square feet
Proposed – an accessory building 26 feet by 16.1 feet (existing)

*The pool and pool equipment must be at least 10 feet from each property line or a additional variance will be required.

Action to be taken prior to June 20, 2022

Vincent Santiago, the applicant, is sworn in to testify on his own behalf. He states that they were told they needed a variance for the existing deck when they applied for a pool permit; the deck was there when they purchased the home. Mr. Kinneally asks if he received a copy of Mr. Hinterstein's report; he has. It states that if the deck has to be replaced it must be constructed in a conforming location. Public portion open/closed.

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

7. **22-ZB-15V** **Paul Passero**
Bulk Variance
Block 6602, Lot 18; Zone: RR-1
431 2nd Avenue
Applicant would like to install a generator to the side of his home within an easement; existing shed in easement.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 43,000 square feet
Proposed – lot area 21,476.10 square feet (existing)

Required – 150 foot lot width
Proposed – 118.75 foot lot width (existing)

Required – 200 foot lot depth
Proposed – 181.43 foot lot depth (existing)

21-601 Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner
Proposed – a generator located over an easement

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Proposed -- a shed, air conditioning unit and walkway located over an easement (existing)

21-613 Required -- 150 foot lot frontage
Proposed -- 118.75 foot lot frontage (existing)

Action to be taken prior to July 1, 2022

Paul Passero, the applicant, is sworn in to testify on his own behalf. Mr. Passero states that he would like to put a generator on the side of his home which is in an easement. There is also an existing shed in the easement. Mr. Kinneally states that if the Town has to get to that easement for any reason, it is up to the home owner to remove or replace the shed and/or the generator; Mr. Passero agrees. Public portion open/closed.

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

9. **22-ZB-17V** **Michael Dudas**
Bulk Variance
Block 1005, Lot 21; Zone: R-7.5
20 Church Street
Applicant proposes to reconstruct front landing with steps.

VARIANCES REQUIRED:

21-501 Required -- 75 foot lot width
Proposed -- 50 foot lot width (existing)

Required -- 25 foot front yard setback
Proposed -- 11.75 foot front yard setback (steps)

Required -- 8 foot side yard setback for an accessory structure
Proposed -- 2.5 foot side yard setback for an accessory structure (garage) (existing)

21-613 Required -- 75 foot lot frontage
Proposed -- 50 foot lot frontage (existing)

Action to be taken prior to July 1, 2022

Michael Dudas, the applicant, is sworn in to testify on his own behalf. Mr. Dudas states that he would like to rebuild the front steps of his house and add a landing, 3 foot. Mainly for safety for him and his wife; it would be safer if there is a landing when they open the door. Mr. Kinneally asks if he received a copy of Mr. Hinterstein's report; he has. Mr. Dudas states that there is nine (9) other houses on his block that have masonry front porches with landings. He doesn't think it would exacerbate anything in the neighborhood.

Mr. Dudas states that in number two of the report, it states to build it to the side; that would be easier accomplished if his driveway was on the same level as the front lawn, the elevation is different. There is about a foot drop from the yard to his driveway which would encompass another set of steps to get down from the level of the front porch to the driveway. Chairman Cahill states that they put a lot of weight in these reports, they are the experts. He would like

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to carry this application to the next meeting. Application to be continued on April 28, 2022 with no further notice. Mr. Hinterstein will be at the next meeting. Chairman Cahill asks the Board Members to please go by the property and take a look at the area/steps.

10. **22-ZB-16V** **Heather Baillie**
 Bulk Variance
 Block 6801, Lot 8.01; Zone: R-10
 23 Netherwood Avenue
 Applicant proposes to construct a two-story addition to an existing single family home.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
 Proposed – 11.33 foot front yard setback
 Proposed – 10.17 foot front yard setback (existing)
- Required – 8 foot side yard setback for an accessory structure
 Proposed – 3.9 foot side yard setback for an accessory structure (garage)
 (existing)

Action to be taken prior to July 16, 2022

Heather & Robert Baillie, the applicants, are sworn in to testify on their own behalf. They would like to put an addition on their home. Mrs. Baillie would like to porch to go with it so they have access from the driveway that they have to the new driveway. Mr. Kinneally asks if they received a copy of Mr. Hinterstein’s report; they did. They do have some questions and were unable to discuss the issues with him prior to the hearing. Chairman Cahill states that they should postpone until the next meeting when Mr. Hinterstein is present. They agree to come back on April 28, 2022, no further notice required.

11. **22-ZB-18V** **Sivakumar Natarajan**
 Bulk Variance
 Block 8604, Lot 12; Zone: R-10
 2 Arlington Place
 Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

- 21-501** Required – 100 foot lot width
 Proposed – 63.5 foot lot width (existing)
- 21-613** Required – 100 foot lot frontage
 Proposed – 63.5 foot lot frontage (existing)

Action to be taken prior to July 8, 2022

Sivakumar Natarajan, the applicant, is sworn in to testify on his own behalf. He states that he would like to construct a new single family home. The frontage of the lot is 63.5 feet instead of 100 feet, it’s undersized. Mr. Kinneally asks if there are houses on either side of the lot; yes there are. He has received a copy of Mr. Hinterstein’s report and will comply. He will make his best effort to keep the large trees, he doesn’t want to have to remove them. If the tree has to be removed, he will be required to put in two shade trees. Mr. Natarajan will put in the sidewalks and proper utilities and replace any broken or damaged curbing. Public portion open/closed.

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

12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 24, 2022:

- (a) 22-ZB-10V; Gladys Jeszeck; Approved.
- (b) 21-ZB-79V, Shawn Fitzgerald; Approved.
- (c) 22-ZB-05/09V, Michael Murray; Approved.

All in Favor: Steve Weisman, Kalpesh Patel, Roy O'Reggio, William Mitterando, Chairman Cahill.

13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 24, 2022.

MOTION was made by Mr. Weisman to adopt the minutes; second by Mr. Patel. **All in Favor:** Steve Weisman, Kalpesh Patel, Roy O'Reggio, William Mitterando, Chairman Cahill.

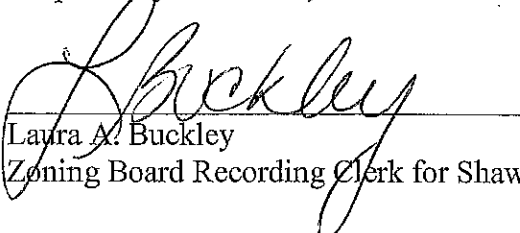
14. ADJOURNMENT

MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel. **ALL IN FAVOR:** Kalpesh Patel, Mr. O'Reggio, Mr. Mitterando, Steven Weisman, Mr. Hayducka and Chairman Cahill.

NEXT SCHEDULED MEETING IS APRIL 28, 2022 AT 7:30 P.M.

The meeting was adjourned at 8:02 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 April 14, 2022 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on April 28, 2022.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT