

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MAY 25, 2023.**

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:** Shawn Cahill, Jeff Tillery, Waqar Ali, William Mitterando, Kalpesh Patel.

**ABSENT:** Steven Weisman, Rodney Blount, Artie Hatducka & Roy O'Reggio

**Also present:** James Kinneally, Esq., John Chadwick, PP, Henry Hinterstein 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 a no changes to this evening's agenda.

- 5. 23-ZB-42V                      Aatif & Jubida Qureshi  
Bulk Variance  
Block 7701, Lot 4.10; Zone: R-10  
16 Holly Lane**

Applicant would like to install a fence within an easement.

**VARIANCES REQUIRED:**

- 21-619.1**        Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner  
Proposed – a fence located over a storm sewer easement

**Action to be taken prior to August 31, 2023**

Aatif Qureshi, the applicant, is here to testify on his own behalf. Mr. Qureshi would like to put a fence in the easement. Mr. Kinneally states that if for any reason the Town needs to access that easement that it is up to the property owner to remove and replace the fence; he agrees. Public portion open/closed.

**MOTION** was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Kalpesh Patel, Jeff Tillery, Waqar Ali, Bill Mitterando and Chairman Cahill. **NO ON THE MOTION:** None

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6.     **23-ZB-49V**                   **Mukesh & Aikta Sethi**  
  **Bulk Variance**  
  **Block 3601, Lot 9.09; Zone: R-10**  
  **35 Ballas Lane**  
  Applicant would like to retain existing roof over front porch.

**VARIANCES REQUIRED:**

- 21-501**           Required – 35 foot front yard setback  
                          Proposed – 28.7 foot front yard setback

**Action to be taken prior to August 31, 2023**

Mukesh & Aikta Sethi, the applicants, are sworn in to testify on their own behalf. Mr. Sethi states that he would like to put an addition in the rear yard of the home. The issue is that they bought the house with the front porch over the roof that is encroaching in the setback. Mr. Hinterstein does not have any issue with the application, but it can't be enclosed at any time; applicants agree. Public portion open/closed.

**MOTION** was made by Chairman Cahill to approve the application; seconded by Mr. Mitterando. **YES ON THE MOTION:** Kalpesh Patel, Jeff Tillery, Waqar Ali, Bill Mitterando and Chairman Cahill. **NO ON THE MOTION:** None

7.     **22-ZB-82V**                   **Evestar Properties, LLC**  
  **Bulk Variance**  
  **Block 810, Lot 1.01; Zone: R-10**  
  **513 Washington Avenue**  
  Applicant would like to construct a new single family home.

**VARIANCES REQUIRED:**

- 21-501**           Required – minimum lot area 10,000 square feet  
                          Proposed – lot area 6,432 square feet (existing)
- Required – 100 foot lot width  
                          Proposed – 50 foot lot width (existing)
- Required – 35 foot front yard setback  
                          Proposed – 12.9 foot front yard setback (11<sup>th</sup> Street)
- 21-613**           Required – 100 foot lot frontage  
                          Proposed – 50 foot lot frontage (existing)

**Action to be taken prior to June 3, 2023**  
**Attorney: Brian Schwartz**

Brian Schwartz, Attorney, is here to represent the applicant. Mr. Schwartz states that they were in front of the Board in March and were asked to revised the plans which they did. Mr. Paritesh Kumar, Architect, was sworn in at the last meeting and remains sworn in. Mr. Kumar shares the screen with the Board, A-1, showing the changes to the proposed home. The home will be at 20% building coverage, three (3) beds, two (2) bathrooms and the basement will not have any windows.

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They have also reduced the height of the home which was under the 35 foot requirement originally and will now be 26.9 feet to the peak. Mr. Kumar shares the screen with the Board and shows the revised 1<sup>st</sup> and 2<sup>nd</sup> floor plan for the home. Mr. Matthew Wilder, PE, remains sworn in. Mr. Wilder states that it is a corner lot so there are quite a few restrictions. They have received Mr. Hinterstein's revised staff report and will comply; they will work with the Town as needed. Mr. Hinterstein states that he would like to driveway to be at least a foot wider since it's just a short driveway; they agree. Public portion open/closed.

**MOTION** was made by Chairman Cahill to approve the application; seconded by Mr. Mitterando. **YES ON THE MOTION:** Kalpesh Patel, Jeff Tillery, Waqar Ali, Bill Mitterando and Chairman Cahill. **NO ON THE MOTION:** None

8.     **23-ZB-31/33V**                    **Colgate Palmolive Corporation**  
   **Preliminary & Final Site Plan, Bulk Variance.**  
   **Block 11701, Lot 16.05; Zone: ER**  
   **909 River Road**  
   Applicant would like to install ground based solar arrays.

**VARIANCES REQUIRED:**

**21-1014.3b(4)**                    Required – ground arrays not to exceed a height of 10 feet in non-residential zones

Proposed – ground arrays 28 feet in height \*\*

**21-1014.3(b)(2)**                    Required – ground arrays shall not be permitted in a front yard

Proposed – ground arrays located within a front yard \*\*

**21-1014.4f**                            Required – structures supporting solar panels in parking lots shall not exceed 10 feet in height

Proposed – ground arrays 28 feet in height

Required – structures supporting solar panels in parking lots shall not cover or obstruct any parking access aisles

Proposed – ground arrays will cover or partially cover parking access aisles

**21-501**                                    Required – maximum height of an accessory structure in the E-R zone is 25 feet

Proposed – ground arrays 28 feet in height

\*\* All of the conditions of the conditional use standards have not been met. A use variance is required per N.J.S.A. 40:55D-70(D)(3).

**Action to be taken prior to August 3, 2023**

**Attorney: Sandy Galacio**

Sandy Galacio, Attorney, is here to represent the applicant. Court Stenographer present; transcripts are on file in the Community Development Office. Application will continue on June 22, 2023; no further notice required.

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**12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 11, 2023:**

- (a) 23-ZB-25V, Gulle Centeno-Almonte & Baltazar Almonte; Approved.
- (b) 23-ZB-34V, Sivakumar Mathusoodana; Approved.
- (c) 23-ZB-37V, Joel Coria; Approved.
- (d) 23-ZB -38V, Nick Musumecchi; Approved.
- (e) 23-ZB-41V, Raul Alarcon; Approved.
- (f) 23-ZB-39V, Neville Indar; Approved.
- (g) 23-ZB-40V, Yale Street Wrestling Club, LLC; Approved.

**All in Favor:** Mr. Tillery, Mr. O'Reggio, Mr. Patel, Mr. Blount, Mr. Hayducka, Mr. Ali, Mr. Mitterando and Steve Weisman.

**11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 11, 2023.**

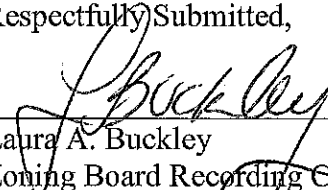
**MOTION** was made by Mr. Hayducka to adopt the minutes; second by Mr. Patel **All in Favor:** Mr. Patel, Mr. Tillery, Mr. O'Reggio, Mr. Mitterando, Mr. Blount, Mr. Hayducka, Mr. Ali and Steve Weisman.

**12. ADJOURNMENT: MOTION** was made by Vice-Chairman Weisman to Adjourn the meeting; second by Mr. Hayducka. **ALL IN FAVOR: Aye**

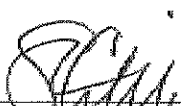
**NEXT SCHEDULED MEETING IS JUNE 8, 2023 AT 7:30 P.M.**

The meeting was adjourned at 9:19 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 May 25, 2023 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on June 8, 2023.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT