

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 8, 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, Steven Weisman, Rodney Blount, Roy O'Reggio Kalpesh Patel and Artie Hayducka. **ABSENT:** Bill Mitterando

Also present: James Kinneally, Esq., 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 couple of changes to the agenda. #6, 22-ZB-32V, Elizabeth Jorge, postponed to June 22, 2023-No Further Notice. #8, 22-ZB-69V, Derek Bradshaw, has been postponed until July 13, 2023, no further notice. #9, 23-ZB-47V, Leana Komandis, has been postponed to Sept. 14, no further notice required. #10, 23-ZB-50V, Aamir Motiwala, 2603 Wade St, has been postponed until July 13, 2023; must notice.

5. 23-ZB-16V

Hitesh Bhatt

Bulk Variance

Block 1920, Lot 29.01; Zone: R-7.5

76 Montgomery Street

Applicant would like to construct a second story addition.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 7,500 square feet

Proposed – lot area 7,497 square feet (existing)

Required – 25 foot front yard setback

Proposed – 24.5 foot front yard setback (Tabb Avenue)

Proposed – 19.5 foot front yard setback (steps) (Montgomery Street)

Required – 8 foot side yard setback

Proposed – 7.67 foot side yard setback

Required – maximum building coverage 20 percent

Proposed – 23 percent building coverage

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

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Proposed – a 6 foot, solid fence located within the front yard setback line (Tabb Avenue)

Action to be taken prior to July 14, 2023

Hitesh Bhatt, the applicant, was sworn in at the prior hearing. Mr. Hinterstein states that the applicant took the time to meet with him and his architect to reduce the size of the proposed home. The building coverage is now 22.5% where originally it was 28% proposed. The footprint is now 1682.5 square feet and the zoning table was put on the plans as requested. There will be a covered front porch which will now be 22 feet from the property line. Mr. Hinterstein states that they are asking for a 5' temporary construction easement on both frontages; Mr. Bhatt agrees. Chairman Cahill asks the Board if there are any further question; none. Public portion open/closed.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Jeff Tillery, Steve Weisman, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Artie Hayducka, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

8. **23-ZB-44V** **Alpesh Patel**
Bulk Variance
Block 5308, Lot 3; Zone: R-10
54 Saint Olga Place
Applicant would like to relocate existing shed and install another shed.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 9,660 square feet (existing)
- Required – 100 foot lot width
Proposed – 96.6 foot lot width (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 6 foot side yard setback for an accessory structure
- Required – 8 foot rear yard setback for an accessory structure
Proposed – 6 foot rear yard setback for an accessory structure
- 21-613** Required – 100 foot lot frontage
Proposed – 96.6 foot lot frontage (existing)

Action to be taken prior to August 31, 2023

Alpesh Patel, the applicant, is sworn in to testify on his own behalf. Mr. Patel states that he would like to relocate an existing shed and install another shed on his property. There is an 8 foot by 12 foot shed on the left side already. He would like to add two new sheds on the right hand side of the backyard. Mr. Hinterstein states that he would like landscaping around the back and side of the sheds; Mr. Patel agrees. He can put up 5-6 foot junipers or similar trees. Chairman Cahill asks the Board if there are any further questions; none. Public open/closed.

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MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Jeff Tillery, Steve Weisman, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Artie Hayducka, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

11. **23-ZB-56V** **Beth Belardo**
 Bulk Variance
 Block 9501, Lot 12; Zone: R-20
 22 Boxwood Road
 Applicant would like to replace fence within an easement and retain pool within the setback.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 20,000 square feet
 Proposed – lot area 15,474.57 square feet (existing)
- Required – 150 foot lot depth
 Proposed – 118 foot lot depth (existing)
- Required – 40 foot front yard setback
 Proposed – 22 foot front yard setback (deck) (Drake Lane) (existing)
- Required – 60 foot front yard setback for an accessory structure
 Proposed – 4 foot front yard setback for an accessory structure (shed) (Drake Lane) (existing)
- 21-601** Required – no open space, municipal drainage way, right-of-way or easement contiguous to any building shall be encroached upon or reduced in any manner
 Proposed – a shed and a portion of the patio located over a municipal easement (existing)
 Proposed – a fence located over a municipal easement
- 21-613** Required – 100 foot lot frontage
 Proposed – 54.91 foot lot frontage (existing)
- 21-618** Required – a pool shall be located no closer than 40 feet to the front yard property line
 Proposed – a pool located 32 feet to the front yard property line (Drake Lane) (existing)
- 21-619.1** Required – in a residential district, a fence located within the front yard setback line shall not be over 4 feet in height and/or consist of no more than 50 percent solid material
 Proposed – a 6-foot solid fence located along the Drake Lane frontage

Action to be taken prior to September 19, 2023

Patrick Belardo, the applicant, is sworn in to testify on their own behalf. Mr. Belardo states that they would like to replace the rear fence within the easement. Their shed and patio are partially in the easement; they would like to retain the pool which is in the front yard. Mr. Hinterstein states that there is no issues with this application. It is mostly pre-existing

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conditions; replacement fence. There are two frontages, the front and the backyards of the home which is a hardship. There are no homes in the area that front on Drake Lane. The only condition would be that the applicant has to understand that if the Township needs to gain access into that easement, it would be up to the owner to remove and replace either the shed or fence; Mr. Belardo agrees. No further questions. Public open/closed.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Weisman. **YES ON THE MOTION:** Jeff Tillery, Steve Weisman, Roy O'Reggio, Rodney Blount, Kalpesh Patel, Artie Hayducka, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 25, 2023:

- (a) 23-ZB-42V, Aatif & Jubida Qureshi; Approved.
- (b) 23-ZB-49V, Mukesh & Aikta Sethi; Approved.
- (c) 22-ZB-82V, Evestar Properties, LLC; Approved.

All in Favor: Mr. Tillery, Mr. O'Reggio, Mr. Patel, Mr. Ali and Chairman Cahill.

11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 25, 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. Blount, Mr. Hayducka, Mr. Ali and Vice-Chairman 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 22, 2023 AT 7:30 P.M.


The meeting was adjourned at 7:45 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 June 8, 2023 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on June 22, 2023.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT