

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 9, 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, Rodney Blount, Artie Hayducka, Jeff Tillery, Waqar Ali. and Chairman Cahill. **ABSENT:** None

**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 22-ZB-33V, Rinkesh Patel, has been postponed until June 23, 2022; applicant must notice. Application 22-ZB-29V, Vijay Singhal, has been postponed until July 14, 2022; no further notice required.

- 5. 22-ZB-33V Paul Cotterill  
Bulk Variance  
Block 1926, Lot 36.01; Zone: R-7.5  
146 Murray Avenue**  
Applicant proposes to construct an addition and deck, retain existing fence in the front yard; corner lot.

**VARIANCES REQUIRED:**

- 21-501** Required – 25 foot front yard setback  
Proposed – 14.7 foot front yard setback (deck) (Poe Place)  
Proposed – 24.5 foot front yard setback (Murray Avenue) (existing)
- Required – 8 foot rear yard setback for an accessory structure  
Proposed – 4.4 foot rear yard setback for an accessory structure (garage) (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 1.7 feet from the property line (Poe Place) (existing)

**Action to be taken by August 9, 2022**

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Paul Cotterill, the applicant, is sworn in to testify. He states that his application has not changed, he would like a 12 'x 20' addition with a 10' x 10' deck on the side facing Poe Place. Mr. Hinterstein states that the deck on Poe Place is to close; it's a corner lot and that it doesn't give enough space in between. He suggests a small landing, like 4 or 5 feet, then maybe a patio. Also, the solid 6 foot fence must be moved back 10 feet. Mr. Cotterill agrees with the fence, he will move it.

Mr. Cotterill states that they can't do a patio because the way the house and land is, there are two levels and there is a two foot difference in the grade; it would be difficult to do. His house was one of the first in the neighborhood and is higher than his neighbors. They don't want to put the deck in the back because he feels he'll be staring down at them when they are out there. Also, a deck in the rear wouldn't work with the new kitchen layout they would like.

Mr. Hinterstein suggests that he can do a 5 foot by 10 foot deck on the side of the new addition; Mr. Cotterill agrees. He will also move the fence back 10 feet from the property line. Mr. Kinneally asks Mr. Hinterstein what the new front yard setback (Poe) would be; it will be 19.7 feet. Chairman Cahill asks if there are any other questions from the Board, none. He opens to the public, public closed.

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

7.      **22-ZB-42V**                      **Carl Walton**  
   **Bulk Variance**  
   **Block 603, Lot 42.01; Zone: R-7.5**  
   **1812 West 7<sup>th</sup> Street**  
   Applicant would like to replace existing 6' fence, retain  
   existing deck, garage, shed, pool and other existing variances.

**VARIANCES REQUIRED:**

- 21-501**      Required – 25 foot front yard setback  
   Proposed – 23.2 foot front yard setback (existing)
- Required – 75 foot lot depth  
   Proposed – 70 foot lot depth (existing)
- Required – 8 foot side yard setback  
   Proposed – 1 foot side yard setback (deck) (existing)
- Required – 8 foot side yard setback for an accessory structure  
   Proposed – 3.4 foot side yard setback for an accessory structure (garage)  
   (existing)
- Proposed – 1.9 foot side yard setback for an accessory structure (shed) -  
   (existing)
- Required – 8 foot rear yard setback for an accessory structure  
   Proposed – 2 foot rear yard setback for an accessory structure (shed) (existing)

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- 21-617** Required – a pool shall be located only in the rear yard  
Proposed – a pool located in the side yard (existing)
- Required – a pool shall not be installed within 10 feet of the property line  
Proposed – a pool located 6 feet from the property line (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, vinyl fence located within the front yard setback line (23.2 feet from W 7<sup>th</sup> Street)

**Action to be taken prior to September 15, 2022**

Carl Walton, the applicant, is sworn in to testify on his own behalf. Mr. Walton states that he would like to replace the fence which is encroaching in the front yard setback. He has had it there since he bought the house 16 years ago. Mr. Hinterstein states that it is a pre-existing condition and it will be located in the same place the fence is in now. It's only less than a two foot setback issue and is de minimus; no issues.

Chairman Cahill asks if the Board has any further questions, none. Public portion open/closed.

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

**9. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 26, 2022:**

- (a) **22-ZB-37V, Arif Mustaffa Akther; Approved.**
- (b) **22-ZB-34V, Stephen J. Veliky; Approved.**
- (c) **22-ZB-24V, Rajat Kumar; Approved.**

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

**16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 26, 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**

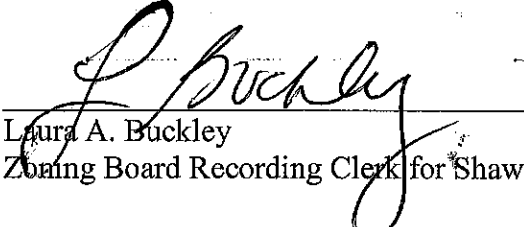
**MOTION** was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel. **ALL IN FAVOR:** Jeff Tillery, Kalpesh Patel, Mr. O'Reggio, Rodney Blount, Steven Weisman, Mr. Hayducka and Chairman Cahill.

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**NEXT SCHEDULED MEETING IS June 23, 2022 AT 7:30 P.M.**

The meeting was adjourned at 7:59 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 June 9, 2022 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on June 23, 2022.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT