

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, SEPTEMBER 23, 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 Vice-Chairman Zimmerman.

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: Warren Zimmerman, Rodney Bount, Waqar Ali.Roy O'Reggio Kalpesh Patel, Steven Weisman, William Mitterando. **ABSENT:** Zimmerman, Jeff Tillery and Shawn Cahill.

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 some changes to tonight's agenda; # 5 on the agenda, 21-ZB-22V, AWAD Construction, Postponed until Oct 14, 2021; No further notice. #6, 21-ZB-29V, Dwight Mitchell, has withdrawn his application. #9 on the agenda, 21-ZB-33/34V, Lauria Landscaping, has been postponed until October 28, 2021 with no further notice required.

- 7. 21-ZB-50/51V 225 Old New Brunswick Road, LLC**
Preliminary & Final Site Plan, Bulk & Use Variances
Block 4701, Lot 1; Zone: LI-5
22 Old New Brunswick Road
Applicant proposes to renovate existing building and construct two additional buildings to be used as a self storage facility.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in a LI-5 (industrial) zone
Proposed – use not permitted in the zone (self-storage) *
- Required – 300 foot lot width
Proposed – 242.52 foot lot width (New England Ave) (existing)
- Required – maximum building height 50 feet
Proposed – a building 51 feet in height (existing)
- Required – 80 foot front yard setback
Proposed – 79.97 foot front yard setback (Old New Brunswick Rd) (existing)
- 21-1101.2** Required – parking may be located in the front yard area but not closer than 25 feet to the street line in industrial zones
Proposed – parking located less than 25 feet to the street line

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21-1102 Required – 197 parking spaces
Proposed – 141 parking spaces

21-1103(d) Required – three electric vehicle charging stations
Proposed – no electric vehicle charging stations

*A use variance is required.

**There is no signage proposed. Any signage must comply with 21-1203 of the zoning ordinance.

**Action to be taken prior to December 1, 2021
Attorney: Peter Lanfrit**

Peter Lanfrit, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Vice-Chairman Zimmerman to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Warren Zimmerman, Rodney Bount, Waqar Ali.Roy O'Reggio Kalpesh Patel, Steven Weisman, William Mitterando. **NO ON THE MOTION:** None

8. 21-ZB-60V Ismael Brandino
Certificate of Non-Conformity; Use Variance
Block 910, Lot 32.01; Zone: R-7.5
463 New Market Road
Applicant would like to continue the 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.

**Action to be taken prior to December 23, 2021
Attorney: Aravind Aithal**

Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Vice-Chairman Zimmerman to approve the application; seconded by Mr. O'Reggio. **YES ON THE MOTION:** Warren Zimmerman, Rodney Bount, Waqar Ali.Roy O'Reggio Kalpesh Patel, Steven Weisman, William Mitterando. **NO ON THE MOTION:** None

10. 20-ZB-63V Buddhist Worship Center
Preliminary & Final Site Plan
Block 8202, Lot 33; Zone: R-10
157 Metlars Lane
Applicant proposed to construct a parking area.

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VARIANCES REQUIRED:

- 21-501** Required – 100 foot lot width
Proposed – 99.39 foot lot width (existing)
- 21-1003.1** Required – there shall be a minimum lot area of two acres
Proposed – lot area 1.01 acres *
- 21-1003.2** Required – 50 foot setback from the building to any property line
Proposed – 15.86 foot side yard setback *
Proposed – 32.31 foot front yard setback (Manor Boulevard) *
- 21-1003.7** Required – a building containing a church or place of worship shall not be used for any other use
Proposed – a portion of the building will be used for residential use and a portion will be used as a place of worship *

* All of the conditional use standards have not been met. A use variance was previously granted under Application #18-ZB-17V.

**The applicant has indicated that there will be no signage.

**Action to be taken prior to October 28, 2021
Attorney: Aravind Aithal**

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

MOTION was made by Vice-Chairman Zimmerman to approve the application; seconded by Mr. O'Reggio. **YES ON THE MOTION:** Warren Zimmerman, Rodney Bount, Waqar Ali.Roy O'Reggio Kalpesh Patel, Steven Weisman, William Mitterando. **NO ON THE MOTION:** None

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF SEPT. 9, 2021:

- (a) **21-ZB-31V, Quenia Dinzey;** Approved.
- (b) **19-ZB-67V, 412 Netherwood;** Approved.
- (c) **21-ZB-41V, Hyvest, Inc.;** Approved.
- (d) **21-ZB-52V, Christopher & Jessica Flores;** Approved.
- (e) **21-ZB-53V, Purva H. Patel;** Approved.
- (f) **21-ZB-56V, Nicole Campos;** Approved.
- (g) **21-ZB-29V, Dwight Mitchell;** Withdrawn without prejudice.

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

13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JULY 8, 2021

MOTION was made by Mr. Weisman to adopt the minutes; second by Mr. Patel.

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

14. ADJOURNMENT

MOTION was made by Mr. Zimmerman to Adjourn the meeting; second by Mr. Patel.
ALL IN FAVOR: Kalpesh Patel, Mr. O'Reggio, Mr. Mitterando, Steven Weisman, Mr. Zimmerman, Rodney Blount and Waqar Ali.

NEXT SCHEDULED MEETING IS OCTOBER 13, 2021 AT 7:30 P.M.

The meeting was adjourned at 9:25 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 September 23, 2021 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on October 14, 2021.

**Shawn Cahill, Chairman & Secretary
Zoning Board of Adjustment**