

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, OCTOBER 22, 2020.

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 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: Jeff Tillery, Steven Weisman, Roy O’Reggio Kalpesh Patel, Warren Zimmerman and Chairman Shawn Cahill, **ABSENT:** N/A

Also present: James Kinneally, Esq., Henry Hinterstein and Laura Buckley, Recording Secretary. It was determined that a quorum was present by roll call.

4. PLEDGE OF ALLEGIANCE

- 5. 20-ZB-48V 2 Miller Realty, LLC**
Certificate of Non-Conformity; Use Variance
Block 104, Lot 51.01; R-7.5 Zone
2 Miller Street
Applicant would like to continue the use of the home as a four family house.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in zone
Proposed – use not permitted in zone (four-family use) *

Attorney: Richard Mongelli
Action to be taken prior to January 1, 2021

Richard Mongelli, Attorney, is here to represent the applicant. Court Stenographer present; transcripts are on file in the Community Development Office. Application will be continued on November 12, 2020; no further notice is required.

- 6. 20-ZB-67V Star Hotels, LLC**
Temporary Use Variance
Block 6701, Lot 1; Zone: HC
21 Kingsbridge Road
Applicant proposes a temporary use of 4 storage containers on site.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in HC (Hotel Conference) zone
Proposed – use not permitted in the zone (4 storage containers) *

*The applicant is seeking a temporary use approval.

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**Action to be taken prior to September 25, 2020
Attorney: Bob Smith**

Bob Smith, Attorney, is here to represent the applicant. Court Stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Patel.

ROLL CALL: Jeff Tillery, Steve Weisman, Kalpesh Patel, Roy O'Reggio, Warren Zimmerman and Chairman Cahill

7. **20-ZB-38/39V Francis Parker Memorial Home
 Preliminary & Final Site Plan; Use & Bulk Variances
 Block 12801, Lot 4; Zone: RR-1
 1421 Stelton Road**
Applicant proposes to install a larger generator.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in zone
 Proposed – use not permitted in zone (nursing home/assisted living facility) *
- Required – maximum building coverage 20 percent
 Proposed – 22.8 percent building coverage
 Proposed – 22.7 percent building coverage (existing)
- Required – 25 foot side yard setback
 Proposed – 0 foot side yard setback (existing)
- Required – 15 foot side yard setback for an accessory structure
 Proposed – 6.5 foot side yard setback for an accessory structure (generator)
 Proposed – 0 foot side yard setback for an accessory structure (existing)

21-3b. Accessory Building

- Required – in a residential zone any single property shall be allowed two accessory structures
 Proposed – seventeen accessory structures
 Proposed – fifteen accessory structures (existing)

*The application involves an expansion of a non-conforming use. A variance is required pursuant to N.J.S. 40:55D-70d(2).

**Action to be taken prior to December 9, 2020
Attorney: Bob Smith**

Bob Smith, Attorney, is here to represent the applicant. Court Stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Warren Zimmerman to approve the application; seconded by Mr. Tillery.

ROLL CALL: Jeff Tillery, Steve Weisman, Kalpesh Patel, Roy O'Reggio, Warren Zimmerman and Chairman Cahill

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- 8. 19-ZB-69V James Livingston
Use & Bulk Variance
Block 9001, Lot 14; Zone: R-10
39 School Street**
Applicant would like keep the existing shipping container on property.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in a residential zone
Proposed – use not permitted in a residential zone (shipping container) *

Required – 8 foot side yard setback for an accessory structure
Proposed – 2 foot side yard setback for an accessory structure (existing)
- 21-1101.3** Required – a driveway shall be paved with a hard surface
Proposed – a gravel driveway (existing)

*A use variance is required.

**Action to be taken prior to September 25, 2020
Attorney: Adrian Johnson**

Adrian Johnson, Attorney, is here to represent the applicant. Court Stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Chairman Cahill to Deny the application; seconded by Mr. Tillery.

ROLL CALL: Jeff Tillery, Steve Weisman, Kalpesh Patel, Roy O'Reggio, Warren Zimmerman and Chairman Cahill

9. ADOPTION OF RESOLUTION FROM THE REGULAR MEETING OF SEPT. 24, 2020:

- (a) **20-ZB-09/10V; Equity Land Group;** application was approved. N/A
**Resolution will be adopted at the next meeting.

10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF OCT. 8, 2020:

- (a) **20-ZB-52V, Meruyert Sadvkova;** application was approved.
(b) **20-ZB-53V, James Hamilton;** application was approved.
(c) **20-ZB-55V, Ranchhodbhai Patel;** application was approved.
(d) **20-ZB-58V, Troyshon Phillips;** application was approved.
(e) **20-ZB-57V, Janice & Mark Batulis;** application was approved.
(f) **20-ZB-61V, Aaron & Anna Stith;** application was approved.
(g) **20-ZB-62V, Jayant Dalal;** application was approved.
(h) **20-ZB-59V, Maria Bahouali;** application was approved.

ALL IN FAVOR: Mr. Patel, Mr. Tillery, Mr. Weisman, Mr. Zimmerman and Chairman Cahill.

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16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF OCT. 8, 2020

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

ALL IN FAVOR; ROLL CALL: Mr. Tillery, Steve Weisman, Mr. Zimmerman, Kalpesh Patel and Chairman Cahill.

17. ADJOURNMENT

MOTION was made by Mr. Zimmerman to Adjourn the meeting; second by Mr. O'Reggio.

ALL IN FAVOR: Mr. Tillery, Steve Weisman, Mr. O'Reggio, Mr. Patel, Mr. Zimmerman and Chairman Cahill.

NEXT SCHEDULED MEETING IS NOVEMBER 12, 2020 AT 7:30 P.M.

The meeting was adjourned at 9:10 P.M.

Respectfully Submitted,

Laura A. Buckley

Zoning Board Recording Secretary for Shawn Cahill, Secretary

I certify that the foregoing is a true and correct copy of the Minutes from the Regular Meeting of October 22, 2020 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on November 12, 2020.

Shawn Cahill, Secretary & Chairman