

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, NOVEMBER 4, 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 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, Chairman Shawn Cahill, Warren Zimmerman, Roy O’Reggio, Waqar Ali, Steven Weisman, William Mitterando. **ABSENT:** Rodney Blount and Kalpesh Patel.

Also present: James Kinneally, Esq., John Chadwick, PP, 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; # #11 on the agenda, 21-ZB-33/34V, Lauria Landscaping, has been postponed until January 27, 2022 with no further notice required. #6, 21-ZB-71V, Daniel Musisko, has been postponed until December 9, 2021; must notice PSE&G only. # 8, 21-ZB-43V, Bala Subramanian, postponed until Dec. 9, 2021; no further notice required.

- 5. 21-ZB-64V Abdul Karim Dawan & Hadiyah Finney**
Bulk Variance
Block 2206, Lot 56; Zone: R-7.5
18 Old New Brunswick Road
Applicant proposes add an addition to make the existing detached garage an attached garage and add a second story; existing shed in the front yard setback.

VARIANCES REQUIRED:

21-501 Required – 25 foot front yard setback
Proposed – 10.9 foot front yard setback (Seitz Street)

21-621 Required – a shed shall not be located within a front yard
Proposed – a shed located within a front yard (existing)

Action to be taken prior to January 19, 2021

Abdul Dawan and Hadiyah Finney are both sworn in to testify. Mr. Dawan states that they would like to made an addition and alterations to their home. They will add an attached garage and make a second floor over the attached garage. Mr. Chadwick asks the applicants if they received Mr. Hinterstein’s report dated 10-20-21; they have. He states that there is no recommendation to change the proposal but Old New Brunswick Road is a Master Plan road with a right-of-way 104

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feet which would require a 14 wide foot easement along the front of the property. It would not change anything, it's just a requirement where if the Town has to fix or widen the road, they will be able to do that; they agree. Mr. Kinneally would like to point out that there is a front yard setback variance, but it is a paper street and does not affect anyone. Chairman Cahill asks if there are any further questions from the Board, none. Public portion open/closed.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Zimmerman. **YES ON THE MOTION:** Warren Zimmerman, Jeff Tillery, Roy O'Reggio Waqar Ali Steven Weisman, William Mitterando and Chairman Cahill. **NO ON THE MOTION:** None

7. 21-ZB-66V

Arturo Jubido

Bulk Variance

Block 2702, Lot 1.04; Zone: R-20

9 Myrtle Avenue

Applicant would like relief from existing fence in an easement; lot is undersized.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 20,000 square feet

Proposed – lot area 19,969.73 square feet (existing)

21-601

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 an easement (existing)

21-613

Required – 100 foot lot frontage

Proposed – 78.33 foot lot frontage (existing)

Action to be taken prior to February 6, 2021

Arturo Jubido, the applicant, is sworn in to testify on his own behalf. Mr. Jubido states that he would like to make an addition to the back of his house over his existing deck, it will be a sunroom. Mr. Kinneally states that he is here because the addition is conforming, but there is a fence in the easement. If the Township ever has to get to that easement, Mr. Jubido will be responsible for removing and replacing the fence; Mr. Jubido agrees. Chairman Cahill asks the Board if they have any comments or questions; none. Public portion open/closed.

MOTION was made by Chairman Cahill to approve the application; seconded by Mr. Zimmerman. **YES ON THE MOTION:** Warren Zimmerman, Jeff Tillery, Roy O'Reggio Waqar Ali Steven Weisman, William Mitterando and Chairman Cahill. **NO ON THE MOTION:** None

10. DISCUSSION AND ADOPTION OF THE 2022 MEETING CALENDAR.

Mr. Kinneally asks the Board if there are any questions or concerns in reference to next year's calendar; there are none. Chairman Cahill asks for a motion.

MOTION was made by Warren Zimmerman to approve the application; seconded by Mr. Weisman. **YES ON THE MOTION:** Warren Zimmerman, Jeff Tillery, Roy O'Reggio Waqar Ali Steven Weisman, William Mitterando and Chairman Cahill. **NO ON THE MOTION:** None

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11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF OCT. 28, 2021:

- (a) **21-ZB-62V, Robyn Shepard; Approved.**
- (b) **21-ZB-59V, Danyel Hutchinson; Approved.**
- (c) **21-ZB-55V, NYSMSA Verizon; Approved.**
- (d) **21-ZB-69V, Nelita Laano; Approved.**

All in Favor: Steve Weisman, Jeff Tillery, Roy O'Reggio, William Mitterando

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF OCTOBER 28, 2021.

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

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

13. ADJOURNMENT

MOTION was made by Mr. Zimmerman to Adjourn the meeting; second by Mr. Patel.

ALL IN FAVOR: Mr. Zimmerman, Mr. Tillery, Mr. O'Reggio, Mr. Mitterando, Steven Weisman, Mr. Ali and Chairman Cahill.

NEXT SCHEDULED MEETING IS DECEMBER 9, 2021 AT 7:30 P.M.


The meeting was adjourned at 7:44 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 November 4, 2021 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on December 9, 2021.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT