

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, NOVEMBER 10, 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 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:** Chairman Shawn Cahill, Roy O’Reggio, Steven Weisman, Waqar Ali, Rodney Blount & Artie Hayducka. **ABSENT:** William Mitterando, Jeff Tillery, 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; #10, 22-ZB-84V, Frank Barber, has been postponed until December 8, 2022; must notice 200’ list. Application @2-ZB-41V, 100 Lakeview Rear, LLC, has been postponed to December 8, 2022; no further notice is required.

5. **DISCUSSION:** Extension of time for application 20-ZB-38/39V, Francis Parker Memorial Home, 1421 River Road; also known as Block 12801, Lot 4. Applicant would like a one year extension of time to install a larger generator on site. Original approval was granted on November 12, 2020. Attorney: Bob Smith.

Mr. Kinneally states that on a matter like this, if the applicant is diligently pursuing all of the approvals that are necessary, and being held up by some other Governmental entity, then it is ordinary to give them an extension are requested. Chairman Cahill asks how long; one year. Comments for the Board is open/closed. Public open/closed.

**MOTION** was made by Chairman Cahill to approve the extension of time; seconded by Weisman. **YES ON THE MOTION:** Steve Weisman, Roy O’Reggio, Waqar Ali, Artie Hayduck, Rodney Blount and Chairman Cahill. **NO ON THE MOTION:** None.

6. **22-ZB-65V**                      **Ann Miloscia**  
   **Bulk Variance**  
   **Block 2701, Lot 4.01; Zone: R-20**  
   **88 North Randolphville Road**  
   Applicant would like to retain the existing garage and front porch.

**VARIANCES REQUIRED:**

- 21-501**                      Required – minimum lot area 20,000 square feet  
   Proposed – lot area 19,001 square feet (existing)

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Required – 100 foot lot width  
Proposed – 70.03 foot lot width (existing)

Required – 40 foot front yard setback  
Proposed – 30.1 foot front yard setback (existing)

Required – 15 foot side yard setback  
Proposed – 14.2 foot side yard setback (existing)

Required – 8 foot side yard setback for an accessory structure  
Proposed – 5 foot side yard setback for an accessory structure (garage) (existing)

**21-613** Required – 100 foot lot frontage  
Proposed – 70.03 foot lot frontage (existing)

**21-3b. Accessory Building**

Required – an accessory building shall not exceed 25 feet by 25 feet  
Proposed – an accessory building 27.3 feet by 18.1 feet (existing)

\*A second kitchen is not permitted as per 21-1301.23 of the Zoning Ordinance.

**Action to be taken prior to February 5, 2023**

Frank & Ann Miloscia, the applicants, are sworn in to testify on their own behalf. Ms. Miloscia states that they are currently trying to sell their house and it was her understanding that there are issues with the square footage and area of the property; she lists the variances on the report. Mr. Kinneally asks if they received a copy of Mr. Hinterstein's report; they have and will comply. They will remove the second kitchen and have it inspected once it is removed. Chairman Cahill opens it up to the Board; seeing none. Public open/closed.

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

7. **22-ZB-88V** **New Cingular Wireless PCS, LLC (AT&T)**  
**Interpretation of the Zoning Ordinance**  
**Block 6701, Lot 3.02; Zone: HC**  
**121 Centennial Avenue**  
Applicant would like to update existing telecommunication equipment.

**Action to be taken prior to February 24, 2023**  
**Attorney: Christopher Quinn**

Judy Fairweather, 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. Hayducka. **YES ON THE MOTION:** Steve Weisman, Roy O'Reggio, Waqar Ali, Artie Hayduck, Rodney Blount and Chairman Cahill. **NO ON THE MOTION:** None.

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8.     **22-ZB-89V**                   **New Cingular Wireless PCS, LLC (AT&T)**  
  **Interpretation of the Zoning Ordinance**  
  **Block 9301, Lot 53.01; Zone: LI-1**  
  **151 Ethel Road West**  
  Applicant would like to update existing telecommunication equipment.
- Action to be taken prior to February 25, 2023**  
  **Attorney: Christopher Quinn**

Judy Fairweather, 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. Blount. **YES ON THE MOTION:** Steve Weisman, Roy O'Reggio, Kalpesh Patel, Rodney Blount, Artie Hayduck and Chairman Cahill. **NO ON THE MOTION:** None.

9.     **22-ZB-77V**                   **Safillah Faizullah**  
  **Bulk Variance**  
  **Block 8301, Lot 18.02; Zone: R-10**  
  **2 Carpenter Road**  
  Applicant would like to retain existing front porch and construct a deck in the back yard.

**VARIANCES REQUIRED:**

- 21-501**           Required – 25 foot rear yard setback  
                          Proposed – 18.83 foot rear yard setback (deck)
- Required – 35 foot front yard setback  
                          Proposed – 30 foot front yard setback (covered porch) (existing)

**Action to be taken prior to February 9, 2023**

Safillah Faizullah, the applicant, is sworn in to testify on his own behalf. Mr. Faizullah states that they would like to put a build a deck in the backyard; 18 feet required 25 feet. He has received a copy of Mr. Hinterstein's report; there are no issues. Chairman Cahill opens it to the Board; hearing none. Public portion open/closed.

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

12.    **22-ZB-86V**                   **Kevin P. Wilson**  
  **Bulk Variance**  
  **Block 6911, Lot 26; Zone: R-10**  
  **707 Sunbrite Lane**  
  Applicant would like to construct a front porch with roof and retain existing covered deck in rear yard.

**VARIANCES REQUIRED:**

- 21-501**           Required – 35 foot front yard setback  
                          Proposed – 28 foot front yard setback (porch)

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Proposed – 24.33 foot front yard setback (steps)

Required – 25 foot rear yard setback

Proposed – 11.45 foot rear yard setback (existing)

Required – maximum building coverage 20 percent

Proposed – 25.2 percent building coverage

**Action to be taken prior to February 16, 2023**

Kevin Wilson, the applicant, is sworn in to testify on his own behalf. He would like build a covered front porch and keep roof over his deck in the back yard. Mr. Chadwick states that there are issues in Mr. Hinterstein’s report in reference to building coverage. He suggests that Mr. Wilson contacts Mr. Hinterstein and come back to the Board with a resolution. Mr. Wilson states that there is a patio cover in the back but pavers, not a deck. Application is postponed until December 8, 2022; no further notice required.

**13. 22-ZB-61V**

**Chetna Bakshi**

**Bulk Variance**

**Block 6709, Lot 1; Zone: R-20**

**9 Underwood Street**

Applicant would like to install a 5’ metal fence within the front yard setback and retain existing shed.

**VARIANCES REQUIRED:**

**21-501**

Required – minimum lot area 20,000 square feet

Proposed – lot area 10,709.18 square feet (existing)

Required – 150 foot lot depth

Proposed – 111 foot lot depth (existing)

Required – 40 foot front yard setback

Proposed – 25.84 foot front yard setback (Underwood Street) (existing)

Proposed – 34.04 foot front yard setback (Buttonwood Drive) (existing)

Required – 30 foot rear yard setback

Proposed – 20 foot rear yard setback (patio) (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 5 foot aluminum foot fence located within the front yard setback line

**21-621**

Required – no shed shall be constructed within 3 feet from any property line

Proposed – shed located 2 feet from each property line

**Action to be taken prior to February 16, 2023**

Chetna Bakshi, the applicant, is sworn in to testify on her own behalf. Ms. Bakashi states that she would like to install a five (5) foot metal fence; she is on a corner. She would also like to retain her existing shed. Mr. Chadwick states that he discussed it with Mr. Hinterstein and states that the fence is on the ROW on the front; would she be willing to move it back 5 feet?

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Ms. Bakashi states that she will move it back, it will be even with her neighbor. No further questions from the Board. Public portion open/closed.

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

**14. Discussion and Adoption of the 2023 Zoning Board Calendar.**

Chairman Cahill asks the Board if they have received a copy of the calendar and if they have any issues; seeing none.

**MOTION** was made by Chairman Cahill to approve the Zoning Board calendar for 2023; seconded by Mr. Hayducka. **YES ON THE MOTION:** Steve Weisman, Roy O'Reggio, Waqar Ali, Artie Hayduck, Rodney Blount and Chairman Cahill. **NO ON THE MOTION:** None.

**15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF OCT. 27, 2022:**

- (a) **22-ZB-79V, Lilly Pham; Approved.**
- (b) **22-ZB-81V, Mark & Danielle Sakitis; Approved.**
- (c) **22-ZB-38V, Lori Sempervive; Approved.**
- (d) **22-ZB-76V, Camber Pharmaceuticals; Approved.**
- (e) **22-ZB-72/73V, Scholes Electric & Communications; Approved.**

**All in Favor:** Mr. Weisman, Mr. O'Reggio, Mr. Blount, Mr. Hayducka and Chairman Cahill.

**16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF OCT. 27, 2022.**

**MOTION** was made by Chairman Cahill to adopt the minutes; second by Blount.  
**All in Favor:** Mr. Weisman, Mr. O'Reggio, Mr. Blount, Mr. Hayducka, Waqar Ali and Chairman Cahill.

**17. ADJOURNMENT**

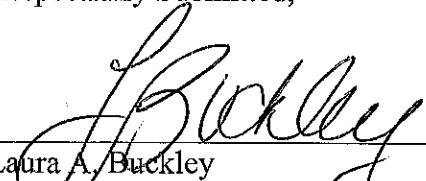
**MOTION** was made by Chairman Cahill to Adjourn the meeting; second by Mr. Weisman.  
**ALL IN FAVOR: Aye**

**NEXT SCHEDULED MEETING IS DECEMBER 8, 2022 AT 7:30 P.M.**


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The meeting was adjourned at 7:50 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 November 10, 2022 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on December 8, 2022.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT