

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 11, 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 Vice-Chairman Steven Weisman.

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, Roy O'Reggio, Steven Weisman, Rodney Blount & Artie Hayducka and William Mitterando. **ABSENT:** Shawn Cahill, Kalpesh Patel & Waqar Ali.

**Also present:** James Kinneally, Esq., Henry Hinterstein, 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:

# 16, 22-ZB-35/36V, JR Ventures, LLC-Postponed until September 22, 2022, No further notice

**5. 22-ZB-19V**

**Oladele Osunami**

**Bulk Variance**

**Block 1025, Lot 23.01; Zone: R-705**

**37 Eiseman Avenue**

Applicant would like to put a 6' privacy fence within a front yard setback.

**VARIANCES REQUIRED:**

**21-501** Required – minimum lot area 7,500 square feet  
Proposed – lot area 5,000 square feet (existing)

Required – 75 foot lot width  
Proposed – 50 foot lot width (existing)

Required – 25 foot front yard setback  
Proposed – 14.2 foot front yard setback (Jackson Street) (existing)  
Proposed – 24.9 foot front yard setback (Eiseman Avenue) (existing)

**21-613** Required – 75 foot lot frontage  
Proposed – 50 foot lot frontage (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 along the front yard property line (Jackson Street)

**Action to be taken prior to September 23, 2022**

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Oladele Osunami, the applicant is sworn in to testify. Ms. Osunami states that they would like to get a variance for the fence in their front yard, corner lot. Mr. Hinterstein states that he would like the fence to be moved back at least another 8 feet; the fence was put up right on the property line. The requirement is 25 feet so if they can move it back a minimum of 8 feet from the property line. Ms. Osunami states that it has been put up already. Mr. Kinneally states that it has to be moved back 8 feet or the applicant can get denied; she agrees. Public portion open/closed.

**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Tillery. **YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O'Reggio, Artie Hayducka, Rodney Blount, and William Mitterando. **NO ON THE MOTION:** None.

6.      **22-ZB-48V**                      **Jocelyn Colasuonno**  
   **Bulk Variance**  
   **Block 408, Lot 9.01; Zone: R-7.5**  
   **1741 Meister Street**  
   Applicant would like to retain shed and 6' privacy fence on corner lot.

**VARIANCES REQUIRED:**

- 21-501**                      Required – minimum lot area 7,500 square feet  
   Proposed – lot area 6,000 square feet (existing)
- Required – 75 foot lot width  
   Proposed – 60 foot lot width (Harold Place) (existing)
- Required – 25 foot front yard setback  
   Proposed – 15 foot front yard setback (Meister Street) (existing)
- Required – 25 foot rear yard setback  
   Proposed – 22 foot rear yard setback (porch/roof) (existing)
- Required – maximum building coverage 20 percent  
   Proposed – 21.14 percent building coverage (existing)
- 21-606**                      Required – no fence located within the sight triangle  
   Proposed – a fence located within the sight triangle
- 21-613**                      Required – 75 foot lot frontage  
   Proposed – 60 foot lot frontage (Harold Place) (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 within the front yard setback line
- 21-621**                      Required – no shed shall be located within a front yard  
   Proposed – a shed located within the front yard (existing)
- Required – a shed shall not be constructed within 3 feet of any property line  
   Proposed – a shed located less than 3 feet to the property line (existing)

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**Action to be taken prior to October 24, 2022**

Jocelyn Colasuonno, the applicant, is sworn in to testify on her own behalf. She states that she has a fence and shed that have been there since she bought her house. Mr. Hinterstein states that it's a corner lot and the fence needs to be moved back at least 10 feet and the shed relocated to a conforming location out of the front yard. Ms. Colasuonno states that she is selling the house and can't move it. She states that she would like to remove the shed completely and change the fence to a 4 foot picket fence. Mr. Kinneally states to the Board that she does not now need the variance and will have to obtain the proper permits to change the fence to a 4 foot fence. Public portion open/closed.

**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Tillery. **YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O'Reggio, Artie Hayducka, Rodney Blount, and William Mitterando. **NO ON THE MOTION:** None.

7.      **22-ZB-55V**                      **Brandi Patterson**  
  **Bulk Variance**  
  **Block 3608, Lot 5; Zone: R-15**  
  **1 Lavender Drive**  
  Applicant would like to install a 6' privacy fence on corner lot.

**VARIANCES REQUIRED:**

- 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 5 feet from the property line locate along Maplehurst Lane

**Action to be taken prior to October 25, 2022**

Brandi Patterson, the applicant, is sworn in to testify on her own behalf. She states that she would like to put up a 6 foot fence five feet from the property line; corner lot. She states she lost her husband in 2020 to Covid and has three small children. Mr. Hinterstein states that 10 feet is good and takes it out of the easement on the property. He would like lattice/picket on top, the last foot; 5 feet would be solid. She would like it a 6 foot solid but agrees with the lattice at the top, one foot. Public portion open/closed.

**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Blount. **YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O'Reggio, Artie Hayducka, Rodney Blount, and William Mitterand. **NO ON THE MOTION:** None.

8.      **22-ZB-13V**                      **Craig Mernagh**  
  **Bulk Variance**  
  **Block 9401, Lot 10.02; Zone: R-20**  
  **365 Metlars Lane**  
  Applicant proposes to construct an addition.

**VARIANCES REQUIRED:**

- 21-501**      Required – 15 foot side yard setback  
  Proposed – 4 foot side yard setback

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Required – 100 foot lot width  
Proposed – 77 foot lot width (existing)

**21-613** Required – 100 foot lot frontage  
Proposed – 77 foot lot frontage (existing)

**21-1101.3** Required – paved driveway  
Proposed – stone driveway (existing)

**21-3(b)** Required – in residential zones an accessory building should not exceed 25 feet by 25 feet or 625 square feet  
Proposed – an accessory building 30.2 feet by 10.1 feet (existing)

**Action to be taken prior to October 14, 2022**  
**Attorney: Andrew Ullrich**

Andrew Ullrich, Attorney, is here to represent the applicants. He states that they have been in contact with Mr. Hinterstein and have discussed the changes to the plan. Mr. Ullrich states that the applicant will agree that the back of the property not be used for business purposes. The second floor addition will be stepped in from the side as requested; there will be a two foot step-in from the side yard. They will comply with the rest of Mr. Hinterstein’s report. Mr. Hinterstein states that the existing driveway will be paved as well. Public portion open/closed.

**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Tillery.  
**YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O’Reggio, Artie Hayducka, Rodney Blount, and William Mitterando. **NO ON THE MOTION:** None.

9. **22-ZB-49V** **Cheryl LeBlanc & Francis Prester**  
**Bulk Variance**  
**Block 8502, Lot 7; Zone: R-10**  
**503 New Durham Road**  
Applicant would like to construct a one-story addition and a shed.

**VARIANCES REQUIRED:**

**21-501** Required – minimum lot area 10,000 square feet  
Proposed – lot area 9,375 square feet (existing)

Required – 100 foot lot width  
Proposed – 75 foot lot width (existing)

Required – 35 foot front yard setback  
Proposed – 30 foot front yard setback (existing and proposed)

Required – 10 foot side yard setback  
Proposed – 8.9 foot side yard setback (existing)

**21-613** Required – 100 foot lot frontage  
Proposed – 75 foot lot frontage (existing)

**21-1102** Required – carport  
Proposed – no carport

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**Action to be taken prior to October 25, 2022**

Cheryl LeBlanc, the applicant, is sworn in to testify on her own behalf. She states that she would like to construct an addition which encloses the carport and wraps around the back of the home. She would like a shed also; lot is undersized. Her zoning permit was denied since the lot is under 10,000 square feet. Mr. Kinneally would like to point out to the Board that most of the variances are pre-existing conditions due to the size of the lot.

Mr. Hinterstein states that he doesn't see any issues with the application. He would like to know how many cars can fit on the driveway; Ms. LeBlanc states that you can fit four (4) cars, it was widened after the survey was done. There are County plans to do the road and the Town needs a 10' temporary construction easement if and when the County does the work; she agrees. Public portion open/closed.

**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Blount. **YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O'Reggio, Artie Hayducka, Rodney Blount, and William Mitterando. **NO ON THE MOTION:** None.

- 10. 22-ZB-52V Jocelyn Galdamez  
Bulk Variance  
Block 2201, Lot 18.01; Zone R-7.5  
161 Murray Avenue  
Applicant would like to replace existing front steps with landing.**

**VARIANCES REQUIRED:**

- 21-501** Required – 75 foot lot width  
Proposed – 68 foot lot width (existing)  
  
Required – 25 foot front yard setback  
Proposed – 19.6 foot front yard setback (Adams Street) (existing)  
  
Required – 8 foot side yard setback  
Proposed – 7.7 foot side yard setback (existing)
- 21-613** Required – 75 foot lot frontage  
Proposed – 68 foot lot frontage (existing)
- 21-621** Required – a shed shall not be constructed within three feet of any property line  
Proposed – a shed partially located over the property line (existing)
- 21-3.b Porch**  
Required – no portion of the porch shall extend more than 5 feet into the front yard setback  
Proposed – a porch and steps extending 8.5 feet into the front yard setback (16.5 feet from the front yard property line)

**Action to be taken prior to November 3, 2022**

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Jocelyn Galdamez, the applicant, is sworn in to testify on her own behalf. She states that she would like to replace the existing front steps and the landing. Mr. Hinterstein states that he would like it moved back one foot, the landing would be 3 feet. He asks if the shed was moved; Ms. Galdamez states that the shed was removed over a year ago. Mr. Hinterstein would like a 5 foot temporary construction easement on Adams Avenue; she agrees to all of his requests. Public portion open/closed.

**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Tillery. **YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O'Reggio, Artie Hayducka, Rodney Blount, and William Mitterando. **NO ON THE MOTION:** None.

11. **22-ZB-54V**                      **Alexander Rojas**  
   **Bulk Variance**  
   **Block 6411, Lot 1; Zone: RR-1**  
   **201 Wycoff Avenue**  
   Applicant would like to install a 6 foot privacy fence in the front yard setback; corner lot.

**VARIANCES REQUIRED:**

- 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 25 feet from the property line located along Crestwood Street

**Action to be taken prior to November 3, 2022**

Alexander Rojas, the applicant, is sworn in to testify on his own behalf. Mr. Rojas states that he would like to put up a 6 foot fence on a corner lot; it will be 25 feet back to match his neighbor in the back of him. Mr. Hinterstein states that he has no issues with the location of the fence. Public portion open/closed.

**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Tillery. **YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O'Reggio, Artie Hayducka, Rodney Blount, and William Mitterand. **NO ON THE MOTION:** None.

12. **22-ZB-64V**                      **The Wax Studio by Anna, LLC**  
   **Temporary Use Variance**  
   **Block 614, Lot 3.01; Zone: C**  
   **447 South Washington Avenue**  
   Applicant would like to use the existing space for a waxing studio.

**Action to be taken prior to November 25, 2022**  
**Attorney: Cynthia B. Smith**

Cynthia Smith, Attorney, is here to represent the applicant. She states that this is a temporary use for six (6) months and the applicant will return with a site plan application. The use is permitted, but the property is in need of some repair. Ms. Smith states that the owner, Anna

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Stith, will come back to the Board within six months. Mr. Hinterstein has no issues with the application. Public portion open/closed.

**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Blount. **YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O'Reggio, Artie Hayducka, Rodney Blount, and William Mitterando. **NO ON THE MOTION:** None.

13.    **22-ZB-60V**                    **DISH Wireless, LLC**  
  **Interpretation of Zoning Ordinance**  
  **Block 4503, Lot 1.05; Zone: LI-5**  
  **300 South Randolphville Road**  
  Applicant would like to upgrade telecommunication equipment.
- Action to be taken prior to October 17, 2022**  
  **Attorney: Richard Schkolnick**

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

**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Tillery. **YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O'Reggio, Artie Hayducka, Rodney Blount, and William Mitterando. **NO ON THE MOTION:** None.

14.    **22-ZB-11/12V**                **D. F. Osborne Construction**  
  **Minor Site Plan & Bulk Variance**  
  **Block 5601 Lot 1.02; Zone: SC**  
  **1280 Centennial Avenue**  
  Applicant is seeking to install electric vehicle charging stations.

**VARIANCES REQUIRED:**

- 21-501**                    Required – 100 foot front yard setback for an accessory structure  
  Proposed – 11.83 foot front yard setback for an accessory structure (switch gear)
- Proposed – 14.18 foot front yard setback for an accessory structure (transformer)  
  Proposed – 30.92 foot front yard setback for an accessory structure (charging stations)
- Required – 50 foot side yard setback for an accessory structure  
  Proposed – 18 foot side yard setback for an accessory structure (transformer)

\*A use variance and bulk variances were previously granted by the Zoning Board of Adjustment.

**Action to be taken prior to December 31, 2022**  
  **Attorney: Michael Bonner**

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

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**MOTION** was made by Steven Weisman to approve the application; seconded by Mr. Hayducka. **YES ON THE MOTION:** Steven Weisman, Kalpesh Patel, Roy O'Reggio, Artie Hayducka, Rodney Blount, and William Mitterando. **NO ON THE MOTION:** None.

- 15. 22-ZB-38V Lori Sempervive**  
**Certificate of Non-Conformity**  
**Block 603, Lot 96.01; Zone: R-7.5**  
**1916 W 7<sup>th</sup> Street**  
Applicant is seeking a certificate for 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.

**Action to be taken prior to August 24, 2022**

**Attorney: John Sullivan**

John Sullivan, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office. The application will be continued on October 27, 2022 with no further notice required.

**17. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JULY 14, 2022:**

- (a) 22-ZB-43V Christine Spengler & Marcelo Saladrigas; Approved.**
- (b) 22-ZB-47V James Fuller; Approved.**
- (c) 22-ZB-46V Stella Lee; Approved.**
- (d) 22-ZB-58V NYSMSA Verizon Wireless; Approved.**
- (e) 22-ZB-50 Kingsbridge 2005, LLC; Approved.**

**All in Favor:** Mr. Tillery, Mr. O'Reggio, Mr. Mitterando.

**14. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JULY 14, 2022.**

**MOTION** was made by Mr. Weisman to adopt the minutes; second by Mr. Tillery  
**All in Favor:** Mr. Tillery, Roy O'Reggio, Rodney Blount, William Mitterando, Vice-Chairman Weisman.

**15. ADJOURNMENT**

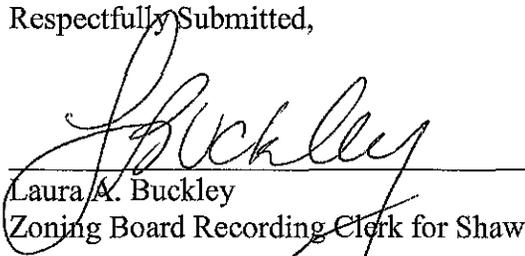
**MOTION** was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.  
**ALL IN FAVOR:** Aye

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

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The meeting was adjourned at 9:01 P.M.

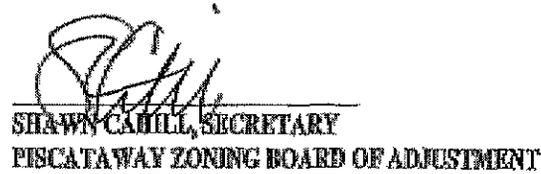
Respectfully Submitted,



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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 August 11, 2022 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on September 8, 2022.**



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**SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT**