

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2025.

The Regular Meeting of the Piscataway Zoning Board was called to order at 7:00 P.M. online via Zoom, Piscataway, New Jersey, by Chairman Shawn 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: Shawn Cahill, Steve Weisman, Rodney Blount, Jeff Tillery, Roy O'Reggio, Bill Mitterando and Waqar Ali. **ABSENT:** Artie Hayducka and Kalpesh Patel.

Also present: James Kinneally, Esq., John Chadwick, PP, Jonathan Misrahi and Laura Buckley, Recording Clerk. It was determined that a quorum was present by roll call.

4. PLEDGE OF ALLEGIANCE

5. CHANGES TO THE AGENDA: Mr. Kinneally states that there are no changes to tonight's agenda:

*Chairman Cahill states that we are making some changes to the agenda tonight. #10, 1781 W 7th Street will go first.

10. 24-ZB-78/79V **Manjit Bajwa Singh**
 Preliminary & Final Site Plan, Use & Bulk Variances
 Block 402, Lot 1.01; Zone: R-7.5
 1781 West 7th Street
 Applicant would like to construct a gas station with a convenience store.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in a residential use
 Proposed – use not permitted in zone (gas station and convenience store) *

 Required – 60 foot front yard setback
 Proposed – 16.2 foot front yard setback for an accessory structure (canopy) (W 7th Street)

 Proposed – 17.3 foot front yard setback for an accessory structure (canopy) (Walnut Street)

 Required – 75 foot lot width
 Proposed – 56.8 foot lot width (existing)
- 21-613** Required – 75 foot lot frontage
 Proposed – 56.8 foot lot frontage (existing)

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2025.

- 21-614(b)** Required – the installation of two (2) four (4”) inch PVC conduit lines along the property frontage
Proposed – no conduit along the property frontage
- 21-619.1** Required – no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50% solid material
Proposed – a 6 foot fence partially located within the front yard setback line (refuse enclosure)
- 21-1101.2** Required – no more than ½ of the required parking shall be located in the front yard
Proposed – more than ½ of the required parking is located within the front yard
- 21-1201** Required – signs permitted in a residential zone
Proposed – a 72 square foot free-standing sign, 18 feet in height, located 10 feet from the property line
Proposed – a façade sign, 35 square feet in area

*A use variance is required.

**Action to be taken prior to April 16, 2025
Attorney: Tim Arch**

Tim Arch, Attorney is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. Application will be continued on March 27, 2025 with no further notice required by the application. Testimony has been closed; public portion is still open for questions or comments.

- 6. 24-ZB-74V Lucas Garciarena
Bulk Variance
Block 215, Lot 1.01; Zone: R-7.5
1600 W 4th Street
Applicant would like to put a 6’ privacy fence in the front yard setback.**

VARIANCES REQUIRED:

- 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 35 feet by 22.5 feet or 787.5 square feet (existing)
- 21-501** Required – use permitted in zone
Proposed – use not permitted in zone (three-family) (existing) *
- Required – 75 foot lot width
Proposed – 16 foot lot width (existing)
- Required – 25 foot front yard setback
Proposed – 3.5 foot front yard setback (West 4th St) (existing)
Proposed – 1.9 foot front yard setback (Elk St) (existing)

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2025.

Required – 60 foot front yard setback for an accessory structure
Proposed – 10 foot front yard setback for an accessory structure (garage) (Elk Street) (existing)

21-619.1 Required – no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50% solid material
Proposed – a 6 foot solid fence located within the front yard setback line (2 feet to the closest point)

21-621 Required – no shed shall be constructed within 3 feet from any property line
Proposed – shed located 1.5 feet from the rear yard property line (existing)

*A use variance was previously granted for the three-family use under Application #90-ZB-62/63V.

Action to be taken prior to March 21, 2025

Lucas Garciarena, the applicant, is sworn in to testify on his own behalf. Mr. Garciarena states that he has a pizza-like shaped piece of property with no privacy, he would like to replace the chain link fence on the Elk Street side with a 6 foot vinyl fence. Elk street is a one way street, it's low in traffic and the fence would not interfere or obstruct any drivers approaching the intersection. The fence would actually start towards the back of the house and go all the way back to the garage which is shown on the survey.

He states that he has a lot of issues with people actually opening the chain link fence to cut across his backyard to avoid walking around the corner. There is a liquor store down by Rock Avenue & 4th street so there are a lot of people walking. He had to put a lock on it so no one can cut through. He would like the privacy so he can stay outside and grill, which he won't do with everyone looking in. He would like to give his dog and future kids a safer space and enjoy some sense of privacy. He did receive a copy of the staff report dated 12-18-2-24.

Jonathan Misrahi asks the applicant why is he only to close off the one side on Elk and not enclose the entire yard. Mr. Garciarena states that Elk street has a larger, wider view. On the 4th Street side he has some landscaping and that is where the cars are parked so it blocks some of the view without requiring a fence. Just putting up a fence on that side would give him sufficient privacy. Mr. Misrahi states that one of the comments on the staff report was to run the fence back corner of the house next to the bilco doors to the corner of the garage; applicant agrees. The fence is a 6 foot fence, but 18 inches on top is picket and there will be some landscaping in there within 90 days of the fence installation.

Mr. Misrahi states that the applicant could also do a solid 6 foot fence as long as there is landscaping; applicant agrees. In reference to the shed and the garage, if they need to be replaces they will have to go in a conforming location. Mr. Garciarena states that the shed has already been removed. Mr. Misrahi states that prior Board approval of 1990 permits the use of a 3-family pre-existing, non-conforming use. No further questions or comments from the Board. Public portion open/closed.

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

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2025.

*Mr. Blount has arrived at the meeting.

7. **25-ZB-03V** **Kapilaben & Kinjal Patel**
 Bulk Variance
 Block 2102, Lot 28.01; Zone: R-7.5
 7 Ruth Place
 Applicant would like to retain existing portico in front yard, deck and landscaping within the right-of-way.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
 Proposed – 23 foot front yard setback (portico)
- Required – 8 foot side yard setback
 Proposed – 7 foot side yard setback (deck) (existing)
- Required – 25 foot rear yard setback
 Proposed – 24.5 foot rear yard setback (deck) (existing)

- 21-601** Required – no encroachment into the municipal right-of-way
 Proposed – wall, lighting and landscaping located within the Township right-of-way (existing)

Action to be taken prior to May 27, 2025

Kapilaben & Kinjal Patel, the applicants, are both sworn in to testify. Mr. Patel states that when his house was built, the canopy over the front porch was built further out than was on the plans. Mr. Misrahi states that the staff does not have an issue with the roof over the front porch remaining, the staff's concerns were regarding the masonry structures, landscaping and lights in the right-of-way in the front yard. The road currently is a 50 foot ROW, Master Plan width is 66 feet so the Town needs an 8 foot ROW easement on the property. All of the masonry structure, the lights and landscaping in that area to be removed.

Corey Fernandez, Architect, is sworn in. He states that most of that has been removed and they will work with the Township. Mr. Patel asks if they can widen the driveway, they are old that they would need a permit from the Township. Public portion open/closed.

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

8. **24-ZB-71V** **Paul & Nanette Manfre**
 Certificate of Non-Conformity
 Block 111, Lot 122; Zone: R-7.5
 1427 West 4th Street
 Applicant would like to retain use as a two-family home.

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2025.

VARIANCES REQUIRED:

21-501 Required – single-family residential use
Proposed – two-family residential use *

*The applicant is seeking a Certification of Non-Conforming Use.

Action to be taken prior to March 17, 2025
Attorney: Richard Kaplan

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

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

9. 24-ZB-66/67V Solar Landscape, LLC
Preliminary & Final Site Plan; Use Variance
Block 9101, Lot 51.01; Zone: LI-1
140 Ethel Road West
Applicant would like to install roof mounted solar panels.

VARIANCES REQUIRED:

21-501 Required – 50 foot front yard setback
Proposed – 42.4 foot front yard setback (existing)

Required – maximum building coverage 35 percent
Proposed – building coverage 39.4 percent (existing)

21-1014(a) Required – accessory equipment shall not be located in a front yard
Proposed – ground mounted equipment located in the front yard *

Required – accessory equipment shall be located at least 75 feet from the front yard property line
Proposed – ground mounted equipment located 18.2 feet from the front yard property line *

* All of the conditions of the conditional use standards have not been met. A use variance is required per N.J.S.A. 40:55D-70(D)(3).

Action to be taken prior to February 7, 2025
Attorney: Donna Jennings

Donna Jennings, Attorney is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Chairman Shawn Cahill to approve the application; seconded by Mr. Weisman. **YES ON THE MOTION:** Steve Weisman, Jeff Tillery, Roy O'Reggio, Bill Mitterando, Rodney Blount, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:**

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2025.

11. **25-ZB-04V** **200 Centennial Property, LLC**
Use & Bulk Variances
Block 6703, Lot 6.07; Zone: LI-5
200 Centennial Avenue
Applicant would like to use existing space as a therapy center.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in zone
Proposed – use not permitted in zone (therapy center) *
- 21-1102** Required – 360 parking spaces
Proposed – 299 parking spaces

*A use variance is required.

Action to be taken prior to June 9, 2025
Attorney: Lawrence Sachs

Lawrence Sachs, Attorney is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Chairman Shawn Cahill to approve the application; seconded by Mr. Tillery. **YES ON THE MOTION:** Steve Weisman, Jeff Tillery, Roy O’Reggio, Bill Mitterando, Rodney Blount, Waqar Ali and Chairman Cahill.
NO ON THE MOTION: None

12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF FEBRUARY 13, 2025

- (a) 25-ZB-02V, Deepkumar Patel; Approved.**

All in Favor: Chairman Cahill, Mr. O’Reggio, Mr. Tillery, Mr. Mitterando, Mr. Ali and Mr. Weisman.

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF FEB. 13, 2025

MOTION was made by Chairman Cahill to adopt the minutes; second by Mr. Patel.
All in Favor: Mr. Tillery, Mr. Patel, Mr. Hayducka, Mr. Blount, Mr. Mitterando and Chairman Cahill

13. ADJOURNMENT

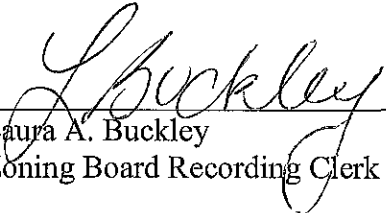
MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Hayducka.
ALL IN FAVOR: Aye **OPPOSED:** None

NEXT SCHEDULED MEETING IS MARCH 13, 2025 AT 7:00 P.M.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 27, 2025.**


The meeting was adjourned at 9:13 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 February 27, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on March 13, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT