

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF  
PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 13, 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, Rodney Blount, Steve Weisman, Roy O’Reggio, Waqar, Bill Mitterando, Kalpesh Patel   **ABSENT:** Artie Hayducka, Jeff Tillery

**Also present:** James Kinneally, Esq., Jonathan Misrahi 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: #6, 24-ZB-74V, Lucas Garciarena-Postponed until February 27, 2025-No further notice. #8 & 9, 24-ZB-58V & 24-ZB-59V, Ronko Development, Inc., both have been Postponed until March 13, 2025; no further notice

7.     **25-ZB-02V**                     **Deepkumar Patel**  
  **Bulk Variance**  
  **Block 2502, Lot 7; Zone: R-15**  
  **99 Anita Drive**  
  Applicant would like to retain a 6’ 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, vinyl fence located 1.2 feet from the front yard property line (Naomi Way)

**Action to be taken prior to May 4, 2025**

Deepkumar Patel, the applicant, is sworn in to testify on his own behalf. Mr. Patel states that he had the fence installed and did not know that he needed a permit; the contractor told him he didn’t need one. He purchased his house last May and wanted the fence put up for privacy and safety reasons. Mr. Patel would like to keep the fence to reduce visibility into his backyard. He states that is does not obstruct his neighbors or the line of site.

Mr. Misrahi states that the applicant must obtain a permit for the fence, if the Board approves the application. The staff is recommending that the fence be moved back, there would be a 17.2 foot setback from the property line. Mr. Patel would like to keep it where it is. Mr. Misrahi states that the required setback for the zone is 40 feet, they feel that the 17.2 feet is a good compromise, it’s less than half that is required. Chairman Cahill states that he can take what the staff is

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recommending or he can get denied. The Board feels it is a fair and good compromise considering that Mr. Patel did not contact the Township or obtain permits prior to the fence being installed.

Mr. Patel states that he can't afford to have the fence moved and needs the fence for his family. Chairman Cahill states that he will give him some time to think about it, but the Board will vote on the 17.2 feet. Mr. Patel agrees. Chairman Cahill asks the Board if there are any further questions, none. 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, Roy O'Reggio, Bill Mitterando, Kalpesh Patel, Rodney Blount, Waqar Ali and Chairman Cahill. **NO ON THE MOTION:** None.

**10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JAN. 23, 2025:**

- (a) 24-ZB-83V, New Cingular Wireless, AT & T; Approved.
- (b) 22-ZB-101/102V, 429 Bell Street, LLC; Approved.
- (c) 24-ZB-57V, 900 East 92<sup>nd</sup> Street, LLC
- (d) 24-ZB-62/63V, Francis M. Hreshko-WITHDRAWN

**All in Favor:** Mr. Weisman, Mr. O'Reggio, Mr. Mitterando, Mr. Ali and Chairman Cahill,

**11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JAN. 23, 2025**

**MOTION** was made by Chairman Cahill to adopt the minutes; second by Mr. Patel.

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

**12. ADJOURNMENT**

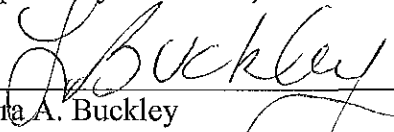
**MOTION** was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.

**ALL IN FAVOR:** Aye **OPPOSED:** None

**NEXT SCHEDULED MEETING IS FEBRUARY 27, 2025 AT 7:00 P.M..**

The meeting was adjourned at 7:19 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 February 13, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on February 27, 2025.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT