

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

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: #10 & #11, 24-ZB-58V & 24-ZB-59V, Ronko Development, Inc., both have been Postponed until April 10, 2025; no further notice

- 6. 25-ZB-07V Didi & Yifei Jiao**
Bulk Variance
Block 6911, Lot 36.02; Zone: R-10
705 Sunbrite Lane
Application would like to retain accessory structure.

VARIANCES REQUIRED:

- 21-501** Required – 8 foot side yard setback for an accessory structure
Proposed – 7.3 foot side yard setback for an accessory structure (garage)
(existing)

Action to be taken prior to June 3, 2025

Didi & Yifei Jiao, the applicants, are sworn in to testify on their own behalf. Mr. Jiao states that they would like to retain the existing garage. They are trying to obtain a CCO and through the inspection is was brought to their attention that the garage is to close to the property line.

Mr. Misrahi states that the Township has no issue with the garage, but if the garage needs to be replace it must go in a conforming location; applicant agrees. 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, and Chairman Cahill. **NO ON THE MOTION:** None.

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7. **25-ZB-01V** **Tyler Beaucha**
 Bulk Variance
 Block 8205, Lot 28; Zone: R-10
 12 Gramercy Drive
 Applicant would like to install a pool in the rear yard.

VARIANCES REQUIRED:

21-501 Required – maximum building coverage 20 percent
 Proposed – building coverage 24 percent (existing)

21-617 Required – a pool shall not be located within 10 feet of any side yard or rear yard property line
 Proposed – a pool located 8 feet from the rear yard property line

 Required – pool equipment shall be located only in the rear yard
 Proposed – pool equipment located in the side yard

*The pool equipment must be located at least 10 feet from the property line or an additional variance will be required.

Action to be taken prior to June 1, 2025

Tyler Beaucha, the applicant, is sworn in to testify on his own behalf. Mr. Beaucha states that he would like to install a semi-inground pool in his backyard. He states that he has a narrow backyard and is requesting the pool is set 8 feet from the property line instead of 10 feet which is required. Additionally, he is requesting that the pool equipment be on the side yard instead of the rear yard, this is where his gas line is.

Mr. Misrahi asks if there is any way to get the pool equipment moved to the other side of the house, eastern side along the garage. Mr. Beaucha states that the challenge he has with that is that the heater that he is getting is gas and the gas comes in the right side of the house, not the left. He can't adjust the way the gas line comes in to his home, that is why he is trying to put the equipment there. Mr. Misrahi asks if he has spoken to the neighbor on the right, he has and they have not raised any concerns.

The applicant will put up screening of the equipment. Mr. Misrahi states that he has not problems with the 8 foot setback and states that the applicant is agreeable in putting up some type of buffer for the equipment. Chairman Cahill asks the Board if they have any further questions or comments; 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, and Chairman Cahill. **NO ON THE MOTION:** None.

8. **25-ZB-08V** **Kenneth Jay Pine**
 Bulk Variance
 Block 1925, Lot 37.01; Zone: R-7.5
 132 Murray Avenue
 Applicant would like to retain 6' privacy fence; corner lot.

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VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 24.8 foot front yard setback (Poe Place) (existing)
- Required – 60 foot front yard setback for an accessory structure
Proposed – 25.5 foot front yard setback for an accessory structure (garage) (Poe Place) (existing)
- 21-619.1** Required – in any residential district, no fence located within the front yard setback shall be over four feet in height and/or consist of no more than 50% solid material
Proposed – a 6 foot solid wooden fence located two feet from the front yard property line (Murray Avenue)
Proposed – a 6 foot solid wooden fence located within the front yard setback line (Poe Place) (existing)

Action to be taken prior to June 9, 2025

Kenneth Pine, the applicant, is sworn in to testify on his own behalf. Mr. Pine states that he is requesting a variance for a 6 foot privacy fence. The fence has been in that location since they have lived there and has been replaced one time before. It is not 25 feet from the property line and would like to keep it where it is.

Mr. Misrahi states that the fence is 2 feet off of the property and required is 25 feet. He spoke with the applicant, there is an understanding that a 5' temporary construction easement is being requested by the Township, and would include the fence and the landscaping. If the applicant agrees to the easement, he doesn't feel there is a way to move this fence further inside the property without disrupting established landscaping; Mr. Pine agrees. Chairman Cahill asks the Board if they have any further questions or comments; 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, and Chairman Cahill. **NO ON THE MOTION:** None.

9. **24-ZB-06V** **Kon Yen**
 Bulk Variances
 Block 7914, Lot 19.01; Zone: R-10
 26 Lakeside Drive South
 Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

- 21-501** Required – 100 foot lot width
Proposed – 75 foot lot width (existing)
- Required – 35 foot front yard setback
Proposed – 24.4 foot front yard setback (porch)
Proposed – 20 foot front yard setback (steps)

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- 21-613** Required – 100 foot lot frontage
Proposed – 75 foot lot frontage (existing)
- 21-614** Required – all new single family dwellings shall be required to install two (2) four (4”) inch PVC conduit lines along all property frontages.
Proposed – no conduit along Lakeside Drive South
- 21-1102** Required – a garage must measure at least 12 feet in width by 20 feet in length with no obstructions (stairways, landings, etc.)
Proposed – a garage 15 feet in width by 17 feet in length due to the location of the stairs/landing

Action to be taken prior to May 31, 2025

Kon Yen, the applicant, is sworn in to testify on his own behalf. Mr. Yen states that he would like to demolish the existing home and construct a new single family home. He would be adding a second floor and garage to the home. Mr. Misrahi states that there are also concerns about the garage size, he has spoken to the applicant. The applicant provided updated plans addressing several of the Township comments. Mr. Yen states that he spoke to his architect and he does not need a landing in the garage so it will be removed and there will be no issue; it will be 15 x 20 and the 3 feet will have the steps in it.

Mr. Misrahi states that as long as the applicant follows the staff report and agrees, there are no issues with this application. Chairman Cahill asks the Board if they have any further questions or comments; none.

Public portion:

#1 Susan Steele, 32 Lakeside Drive South, is sworn in. Ms. Steele states that she is right next door to the property and is worried about drainage going into her foundation. Her property sits lower and the other property and water could run off into her home. It is explained that plans will have to be submitted to the Township and approved for drainage/runoff. There are also several inspections involved as the project goes on and if there is any discrepancy the applicant will have to fix any issues. Public portion 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, and Chairman Cahill. **NO ON THE MOTION:** None.

**12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
FEBRUARY 27, 2025**

- (a) 24-ZB-74V, Lucas Garciarena; Approved.
- (b) 25-ZB-03V, Kapilaben & Kinjal Patel; Approved.
- (c) 24-ZB-71V, Paul & Nanette Manfre; Approved.
- (d) 24-ZB-66/67V, Solar Landscape, LLC; Approved.
- (e) 25-ZB-04V, 200 Centennial Property, LLC; Approved.

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

11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF FEB. 27, 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

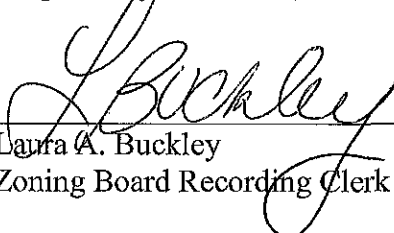
MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.

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,



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 March 13, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on March 27, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT