

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 24, 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, Artie Hayducka, Waqar Ali Roy O'Reggio, Bill Mitterando. **ABSENT:** Jeff Tillery 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 #6, 25-ZB-25V, T-Mobile, has been postponed to May 8, 2025; no further notice required. # 11, 25-ZB-11V, Parkway Plastics, has been postponed until May 22, 2025 with no further notice required.

**7. 25-ZB-15V                      Michael Grab**  
**Bulk Variance**  
**Block 1934, Lot 30; Zone: R-7.5**  
**2 Vera Street**  
Applicant would like to retain shed and fence; corner lot.

**VARIANCES REQUIRED:**

**21-501**                      Required – 8 foot side yard setback for an accessory structure  
Proposed – 5 foot and 6.5 foot side yard setback for an accessory structure (shed) (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 vinyl fence located along the front yard property line (William Street)

**Action to be taken prior to July 23, 2025**

Michael Grab, the applicant, is sworn in to testify on his own behalf. Mr. Grab states that the fence was there when he bought the house, it was on the plans. He was given a notice that it was not meeting the standards for the Town. Mr. Misrahi states that a 25 foot setback off of William Street is required. He would like the fence to have a 15 foot setback and some landscape buffering to soften up the white vinyl fence. Mr. Grab states that it is a big ask, but he

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understands. His stance is that is has been there for 30 years. Mr. Grab asks if could be closer to the property line. Chairman Cahill said it is a good compromise. Mr. Grab states that once he receives the quotes to move the fence, it might be easier just to put a 5' 50% picket up. The Board said that is acceptable. Public portion open/closed.

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

8.      **25-ZB-16V**                      **Sofia Arain**  
   **Bulk Variance**  
   **Block 3602, Lot 4.11; Zone: R-10**  
   **22 Ballas Lane**  
   Applicant would like to retain deck, shed and accessory structure.

**VARIANCES REQUIRED:**

- 21-501**                      Required – 25 foot rear yard setback  
   Proposed – 12.5 foot rear yard setback (deck) (existing)
- Required – 8 foot rear yard setback for an accessory structure  
   Proposed – 2.35 foot rear yard setback for an accessory structure (shed)
- Required – 8 foot side yard setback for an accessory structure  
   Proposed - .44 foot side yard setback for an accessory structure (shed)

**Action to be taken prior to July 23, 2025**

Sofia Arain, the applicant, is sworn in to testify on her own behalf. She states that she is here because they went to the Township to ask about a fence. When they bought the house there was a shed on the corner of the backyard. They would like to keep the shed in the original location that it is in. Mr. Misrahi asks what is in the shed. Ms. Arain states outside equipment, lawn mower, rakes, etc. Mr. Misrahi states that they recommend if the shed needs to be replaced or repaired significantly, it needs to go into a conforming location. The roof off the shed needs to be removed. If the deck also needs to be replaces, it must be moved into a conforming location. Ms. Arain agrees. Public portion open/closed.

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

9.      **25-ZB-20V**                      **Wafik Guirgis**  
   **Bulk Variance**  
   **Block 2009, Lot 1.02; Zone: R-10**  
   **242 Grandview Avenue**  
   Applicant would like to construct a 16 x 22 accessory structure.

**VARIANCES REQUIRED:**

- 21-501**                      Required – 60 foot front yard setback for an accessory structure  
   Proposed – 46 foot front yard setback for an accessory structure
- Required – 8 foot side yard setback for an accessory structure  
   Proposed – 3 foot side yard setback for an accessory structure

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Required – maximum height for an accessory structure, 18 feet  
Proposed – an accessory structure 19.5 feet in height

Required – maximum building coverage 20 percent  
Proposed – 21 percent building coverage

Required – 25 foot rear yard setback  
Proposed – 9 foot rear yard setback (deck) (existing) \*

**21-601** Required – no structure located within the right-of-way  
Proposed – pillar located within the right-of-way

**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 5 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 \*\*

\*A variance was granted under Application #03-ZB-58V.

\*\*Variances granted under Application #24-ZB-48V.

**Action to be taken prior to July 23, 2025**

Wafik Guirgis, the applicant, is sworn in to testify on his own behalf. Mr. Gurigis states that this is a love it or list kind of situation. He shares his screen with the Board; survey. He states that he is trying to get a larger shed, he currently is paying \$800 a month for a storage unit. Items from his mother's estate and other items. There is a setback variance for the side and the front yard. The accessory structure is 19 feet and increases building coverage to 21%.

Mr. Guirgis states that he really needs a two-story shed for his items; garage has a lot of items in it. The impact on his neighbors are two of them, he shows a Google picture showing the setbacks. The shed will be even with the structure, him and his neighbor. He said the neighbor at 240 Grandview said that they are fine with the shed. Mr. Guirgis states that he needs the structure to be that close to the property line because he has wood dropped off and the vehicle needs to get through.

Mr. Misrahi states that the view from the front, even though you have the solid fence, it is going to be clearly visible and have a negative effect. It will be impacting the neighborhood. Mr. Misrahi states that the applicant is talking about bringing in firewood, does that imply a large amount of wood. Mr. Guirgis states that he wants the room because if they have their pool installed they need a truck to get through; he was granted a pool variance for 2022 but has not yet installed it.

Mr. Misrahi states that he doesn't see a strong enough case for the relief from the setbacks; Chairman Cahill agrees. Chairman Cahill states that this isn't a shed, it looks more like a small barn and it is two stories. He doesn't want this to make a precedent; Mr. Guirgis understands. Mr. Weisman asks if this is financial? Mr. Guirgis states that it is that, but also for tools, snow blower, etc. Mr. Weisman states that you can have multiple sheds. Mr. Guirgis states that it would take up too much space. Public portion open/closed.

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

10.    **25-ZB-05V**                    **Gindo JL Auto Repair  
Use & Bulk Variance  
Block 124, Lot 3.01; Zone: GB  
1300 W 7<sup>th</sup> Street**  
Applicant would like to retain existing use for an auto service garage.

**VARIANCES REQUIRED:**

- 21-501**            Required – use permitted in zone (General Business)  
Proposed – automotive service garage (conditional use) \*

Required – minimum lot area 10,000 square feet  
Proposed – lot area 5,277 square feet (existing)

Required – 100 foot lot width  
Proposed – 60.11 foot lot width (existing)

Required – 20 foot rear yard setback  
Proposed – 16.18 foot rear yard setback (existing)

Required – 8 foot side yard setback  
Proposed – 2.67 foot side yard setback (existing)

Required – minimum floor area 2,000 square feet  
Proposed – floor area 1,593 square feet (existing)

- 21-613**            Required – 100 foot lot frontage  
Proposed – 60.11 foot lot frontage (existing)

- 21-1101.2**        Required – front yard parking shall be located no closer than 10 feet to the street line  
Proposed – front yard parking located 0 feet to the street line (existing)

- 21-1102**            Required – 9 parking spaces  
Proposed – 0 parking spaces (existing)

- 21-1006.2**        Required – car lifts shall be located at least 35 feet from any property line  
Proposed – car lifts (located inside of the building) located 26.97 feet from the property line (existing) \*

- 21-1006.4**        Required – driveways shall not be more than 30 feet in width  
Proposed – driveway 35.92 feet in width (existing) \*
- Required – driveways must be at least 10 feet from any property line and 20 feet from any intersection of street lines  
Proposed – driveway located 0 feet from the property line and intersection of street lines (existing) \*

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**21-1006.6** Required – no public garage shall be located within 50 feet of any residential zone  
Proposed – public garage located less than 50 feet from a residential zone  
(existing) \*

\* 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).

\*\*There is no signage shown on the site plan drawings. Any proposed signage must comply with 21-1202 of the Zoning Ordinance or an additional variance(s) will be required.

**Action to be taken prior to June 22, 2025**  
**Attorney: Daven Persaud**

Daven Persaud, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. Application will be continued to May 22, 2025.

**12. 25-ZB-14V Norma Pena**  
**Certificate of Non-Conforming Use**  
**Block 1005, Lot 24; Zone: R-7.5**  
**8-10 Church Street**  
Applicant would like to retain as a two-family home.

**VARIANCES REQUIRED:**

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

**Action to be taken prior to July 25, 2025**  
**Attorney: Erica Edwards**

Erica Edwards, 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. Hayducka. **YES ON THE MOTION:** Shawn Cahill, Steve Weisman, Rodney Blount, Artie Hayducka, Roy O'Reggio, Bill Mitterando and Waqar Ali. **NO ON THE MOTION:** None.

**13. 25-ZB-17/18V Kristin Lauria**  
**Preliminary & Final Site Plan, Use & Bulk Variances**  
**Block 1519, Lot 26.01; Zone: R-7.5**  
**285 Stelton Road**  
Applicant would like to add an 8 x 16 commercial trailer with a 3 x 6 concession window.

**VARIANCES REQUIRED:**

**21-501** Required – use permitted in residential zone  
Proposed – use not permitted in residential zone (commercial trailer)

**21-1201** Required – signs permitted in residential zones  
Proposed – a sign, 16 feet in area, attached to the commercial trailer

\*The application is for use variance and an expansion of a non-conforming use.

\*\*A use variance for the farm was previously granted under Application #19-ZB-44V.

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**Action to be taken prior to August 4, 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.

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

**10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 13, 2025**

- (a) 25-ZB-07V, DiDi & Yifei Jiao; Approved.
- (b) 25-ZB-01V, Tyler Beauchea; Approved.
- (c) 25-ZB-08V, Kenneth Jay Pine; Approved.
- (d) 24-ZB-06V, Kon Yen; Approved.

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

**11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 13, 2025**

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

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

**12. 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 APRIL 10, 2025 AT 7:00 P.M.**

The meeting was adjourned at 8:09 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 April 10, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on April 24, 2025.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT