

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF  
PISCATAWAY TOWNSHIP HELD ON THURSDAY, MAY 8, 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, Jeff Tillery, Roy O'Reggio, Artie Hayducka, Rodney Blount, Bill Mitterando, Kalpesh Patel, Waqar Ali. **ABSENT:** None

**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**

5. Mr. Kinneally states that there are no changes to tonight's agenda.

6. **25-ZB-25V**                      **T-Mobile Northeast, LLC**  
**Interpretation of Zoning Ordinance**  
**Block 201, Lot 2.02; Zone: M-1**  
**1711 S 2<sup>nd</sup> Street**  
Applicant would like to update existing communication equipment.
- Action to be taken prior to August 7, 2025**  
**Attorney: Victoria Britton**

Victoria Britton, Attorney, is here to represent the application. 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. Patel. **YES ON THE MOTION:** Steve Weisman, Jeff Tillery, Roy O'Reggio, Bill Mitterando, Waqar Ali, Rodney Blount, Artie Hayducaka, Kalpesh Patel, and Chairman Cahill. **NO ON THE MOTION:** None.

7. **25-ZB-09V**                      **Qassim Badat**  
**Bulk Variance**  
**Block 10103, Lot 2.25; Zone: R-20**  
**617 Buckingham Drive**  
Applicant would like to construct a rear yard 1 story addition and add a second story addition over existing garage.

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**VARIANCES REQUIRED:**

- 21-501** Required – lot area 20,000 square feet  
Proposed – lot area 11,336.91 square feet (existing)
- Required – 100 foot lot width  
Proposed – 82 foot lot width (existing)
- Required – 150 foot lot depth  
Proposed – 138 foot lot depth (existing)
- Required – 40 foot front yard setback  
Proposed – 30.6 foot front yard setback (covered porch) (existing)
- Required – 15 foot side yard setback  
Proposed – 14 foot side yard setback (deck) (existing)
- Required – maximum building coverage 20 percent  
Proposed – 20.5 percent building coverage (includes the existing shed)
- 21-613** Required – 100 foot lot frontage  
Proposed – 82 foot lot frontage (existing)

\*There is a structure located to the rear of the property. The applicant has indicated that it is a “temporary structure” and will be removed once the weather improves. If the structure is to remain, it must be shown on the property survey. An additional variance(s) may be required.

**Action to be taken prior to July 7, 2025**

Qassim Badat, the applicant, is sworn in to testify on his own behalf. Mr. Badat states that he would like to do the addition for a master bedroom and home office to accommodate his three kids. His lot is undersized but will be close to the building coverage required. Mr. Misrahi states that the addition is acceptable, but they should remove the shed to be at the 20% coverage; applicant agrees. Chairman Cahill asks the Board if there are any other questions or comments; none. Public portion is 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, Rodney Blount, Artie Hayducaka, Kalpesh Patel, and Chairman Cahill. **NO ON THE MOTION:** None.

8.     **25-ZB-21V**                    **Alycia Heminez**  
   **Bulk Variance**  
   **Block 11216, Lot 14; Zone: R-15**  
   **20 Mitchell Avenue**  
   Applicant would like to retain bathroom in rear section of garage.

**VARIANCES REQUIRED:**

- 21-1102** Required – a garage must measure at least 12 feet in width by 20 feet in length with no obstructions  
Proposed – a garage 11.5 feet in width by 21.25 feet in length

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- 21-501** Required – minimum lot area 15,000 square feet  
Proposed – lot area 10,977.12 square feet (existing)
- Required – 100 foot lot width  
Proposed – 80 foot lot width (existing)
- Required – 40 foot front yard setback  
Proposed – 37.6 foot front yard setback (overhang) (existing)
- Required – 10 foot side yard setback  
Proposed – 9.8 foot side yard setback (existing)
- 21-613** Required – 100 foot lot frontage  
Proposed – 80 foot lot frontage (existing)

**Action to be taken prior to August 5, 2025**

Alycia Heminez, the applicant, is sworn in to testify on her own behalf. Ms. Heminez states that they just purchased the home a couple of months ago and the bathroom was already installed. Mr. Misrahi states that they would like her to move the wall out of the area, she can remove the shower if needed. Ms. Heminez states that she needs the second shower and would like to keep it but is willing to move the wall. Mr. Kinneally states that they will continue this application on June 26, 2025 to give the applicant time to give the Board new plans; she agrees.

- 9. 25-ZB-23V Miguel & Letecia Eule**  
**Bulk Variance**  
**Block 1703, Lot 1; Zone: R-7.5**  
**303 Kilmer Court**  
Applicant would like to replace fence in easement, front yard setback and retain shed; corner lot.

**VARIANCES REQUIRED:**

- 21-601** Required – no structure shall be located over an easement  
Proposed – a fence and shed located over a municipal easement
- 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 5 foot solid vinyl fence located 5 feet from the front yard property line (Joyce Drive)
- 21-621** Required – no shed shall be constructed within 3 feet from any property line  
Proposed – shed located 2 feet from the property line (existing)

**Action to be taken prior to August 5, 2025**

Miguel & Letecia Eule, the applicants, are both sworn in to testify on their own behalf. Mr. Eule state that they had a contractor install the fence and were not aware of the setback issue. Mr. Misrahi states that they would them to move the fence back approximately 10-12 feet from its current location. The applicants agree. Public portion open/closed.

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

**10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF  
APRIL 24, 2025**

- (a) 25-ZB-15V, Michael Grab; Approved.
- (b) 25-ZB-16V, Sofia Arain; Approved.
- (c) 25-ZB-20V, Wafik Guirgis; Denied.
- (d) 25-ZB-14V, Norma Pena; Approved.
- (e) 25-ZB-17/18V, Kristin Lauria; Approved.

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

**11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF  
APRIL 24, 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. Mitterando, Mr. Ali and Chairman Cahill

**12. ADJOURNMENT**

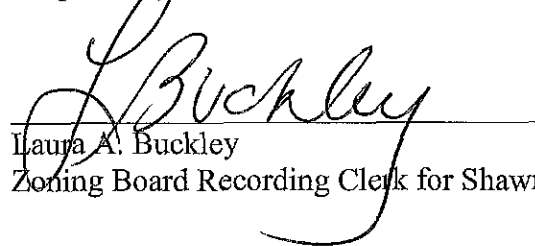
**MOTION** was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.

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

**NEXT SCHEDULED MEETING IS MAY 22, 2025 AT 7:00 P.M.**

The meeting was adjourned at 7:25 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 May 8, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on May 22, 2025.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT