

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MAY 22, 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, Jeff Tillery, Artie Hayducka, Waqar Ali Roy O'Reggio, Bill Mitterando. **ABSENT:** Steve Weisman, Rodney Blount 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 # 9, 25-ZB-05V, Gindo JL Auto Repair-Postponed until June 26, 2025, no further notice. #10, 25-ZB-11V, Parkway Plastics-Postponed until June 26, 2025; no further notice. #11, 24-ZB-76V, Mary Jo Barnowski-Postponed until June 26, 2025-Must Notice. #13, 23-ZB-101/102V, OnSwitch, Inc.-Postponed until July 10, 2025-no further notice

6. 25-ZB-19V Teresa Carr
Bulk Variance
Block 3611, Lot 9; Zone: R-15
66 Crestwood Street
Applicant would like to install a 6' fence 10 feet from property line; corner lot.

VARIANCES REQUIRED:

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 10 feet from the front yard property line (Autumn Drive)

Action to be taken prior to August 27, 2025

Edward & Teresa Carr, the applicants, are sworn in to testify on their own behalf. The applicants share the screen with the Board which is a color coded rendering of what they are proposing for their fence. They states that the yellow line shows that it is 10 feet from the property line, orange line shows that it is 18.5 feet from the street line. There is a blue line that shows it is 93 feet from the stop sign on the corner of their house and that it conforms to the site triangle regulations.

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Mr. Misrahi states that they would like them to move the fence back 20 feet from the property line, where 40 feet is required. Mr. Carr would like some more room for his yard and asks if they can agree on 15 feet from the property line. Mr. Misrahi states that they can agree on 15 feet but the applicant will need to provide landscape buffering; agreed. Public portion open/closed.

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

7. **25-ZB-27V** **Michael Cruz**
 Bulk Variance
 Block 6921, Lot 7; Zone: R-20
 2808 Hudson Street
 Applicant would like to install a 6' privacy fence 3 feet from the property line and retain shed; corner lot.

VARIANCES REQUIRED:

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 3 feet from the front yard property line (Ellis Parkway)

21-621 Required – no shed shall be located within a front yard
 Proposed – a shed located within the front yard (existing)

 Required – no shed shall be constructed within 3 feet of any property line
 Proposed – a shed located 2 feet from the rear yard property line (existing)

Action to be taken prior to August 27, 2025

Michael Cruz, the applicant, is sworn in to testify on his own behalf. Mr. Cruz states that he had obtained a permit to put up a 4 foot picket fence, but would like a privacy fence since he is on a corner lot and would like safety for his daughter. Mr. Misrahi asks him if the shed is still there and in the front yard setback; it is. Mr. Cruz states that the shed was there when he purchased the home, it's an old metal shed and would be very difficult to move. He did receive a copy of the staff report.

Mr. Misrahi asks what kind of base is the shed on; wood. Mr. Misrahi states that they would like to see the fence moved in 18 feet from the property line where 35 feet is required and relocate the shed inside the fenced area. Mr. Cruz states that there is a high shrub that does give some cover to the shed. He states that there are 6 foot vinyl sheds on every corner in his area, he can give pictures if needed. Mr. Cruz states that the 18 feet is excessive and takes away from the already small yard that they have. Mr. Chadwick state maybe he can table this and get more information from the areas in the neighborhood.

Mr. Misrahi states that he would be open to a landscape screen if needed. Mr. Cruz will meet with Mr. Misrahi and discuss alternatives before the next meeting. The applicant would be continued to June 12, 2025 with no further notice required.

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8. 25-ZB-29V Shan Ali
Bulk Variance
Block 10102, Lot 3.06; Zone: R-20
2 Ewing Drive
Applicant would like to a portion of fence within the easement.

VARIANCES REQUIRED:

- 21-601** Required – no easement shall be encroached upon or reduced in any manner
Proposed – a fence located over a utility easement
- 21-619.1** Required – in any residential district, no fence located within the front yard setback (40 feet) 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 35 feet from the front yard property line (Ewing Drive)

EXISTING VARIANCES

- 21-501** Required – minimum lot area 20,000 square feet
Proposed – lot area 10,780 square feet
- Required – 150 foot lot depth
Proposed – 107 foot lot depth
- Required – 40 foot front yard setback
Proposed – 30.9 foot front yard setback

Action to be taken prior to August 29, 2025

Shan Ali, the applicant, is sworn in to testify on his own behalf. Mr. Ali states that he just purchased the home and a small section in the rear of the property is in an easement. Mr. Kinneally asks if the Township every needs to gain access to that easement, it is up to the homeowner to remove and replace the fence; Mr. Ali agrees.

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. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 8, 2025:**

- (a) 25-ZB-25V, T-Mobile Northeast, LLC; Approved.
(b) 25-ZB-09V, Qassim Badat; Approved.
(c) 25-ZB-23V, Miguel & Letecia Eule; Approved.

All in Favor: Chairman Cahill, Mr. Patel, Mr. Mitterando, Mr. Ali and Mr. Tillery.

14. **ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 8, 2025:**

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

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

15. 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 JUNE 12, 2025 AT 7:00 P.M.

The meeting was adjourned at 7:32 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 May 22, 2025, same having been fully adopted by the Zoning Board of Adjustment of Piscataway on June 12, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT