

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 12, 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, Rodney Blount, Bill Mitterando, Kalpesh Patel, Waqar Ali. **ABSENT:** Artie Hayducka,

Also present: James Kinneally, Esq. 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 a few change to tonight's agenda: #9, 25-ZB-30V, Amitava Roy-Postponed to June 26, 2025-Must Notice. #10, 25-ZB-28V, Delton Black-Postponed until July 10. 2025-Must Notice Plainfield only.

6. **25-ZB-33V** **NYSMSA Verizon Wireless**
Interpretation of the Zoning Ordinance/Appeal of
Z. Officer Decision
Block 5801, Lot 7.02; Zone: LI-5
15 Corporate Place South
Applicant would like to upgrade existing telecommunication facility.
- Action to be taken prior to September 9, 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, Kalpesh Patel, and Chairman 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.

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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 told by Mr. Kinneally that he remains under oath. Mr. Cruz states that he met with Mr. Misrahi and went over a few options. He states that they will do a 4 foot solid fence. Mr. Kinneally states that it would be on the Ellis side and in the front yard. Mr. Cruz states yes and then a 6 foot fence from the shed back.

Mr. Kinneally states that the diagram that Mr. Misrahi shared with him shows when they are in the front yard setback on Ellis it is a 4 foot solid fence and will be set 3 feet from the property line; Mr. Cruz states that is not what he understood. He agrees to go back 3 feet with a solid 4 foot fence. Mr. Kinneally states that once they hit that setback, then they can do a 6 foot fence.

The shed can remain in its current location. 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. 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.

8. **25-ZB-26V** **Heather Pham-No show-July 10-must notice**
Bulk Variance
Block 2301, Lot 30; Zone: R-15
281 Grandview Avenue
Applicant would like to retain 6' privacy fence, corner lot and retain existing shed.

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 wooden fence located along the front yard property line (North Randolphville Road)
- 21-621** Required – no shed shall be located within 3 feet from any property line
Proposed – shed located 1 foot from the side yard property line (existing)

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Action to be taken prior to September 1, 2025

11. 25-ZB-36V

Jay Patel

Bulk Variance

Block 10103, Lot 2.36; Zone: R-20

9 Hunt Drive

Applicant proposes to construct two (2) single story additions.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 20,000 square feet

Proposed – lot area 13,530 square feet (existing)

Required – 40 foot front yard setback

Proposed – 31.25 foot front yard setback (existing)

Required – 15 foot side yard setback

Proposed – 13.38 foot and 13.63 foot side yard setback

Action to be taken prior to September 13, 2025

Jay Patel, the applicant, is sworn in to testify on his own behalf. Gregory J. Waga, Architect, is sworn in to testify; he is accepted. Mr. Waga states that this property is a pie shape lot and they would like to put two single story additions on the back of the home. They are encroaching on the left side about 10 square feet and about 23 square feet on the right side. They are not over building coverage and in an R-20 zone. There will be a patio area in between the additions to use as a sitting area. There are no basement in this area and they satisfy every other obligation and requirements for the zone.

Mr. Kinneally states that there is no detriment to the area and the variances are minimal as per Mr. Missrahi's staff report. Chairman Cahill asks the Board if they have any questions; none. Public portion open/closed.

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.

12. 25-ZB-39V

R. S. Madison

Bulk Variance

Block 2603, Lot 3.02; Zone: R-10

176 Blackford Avenue

Applicant would like to install a fence within an easement.

VARIANCES REQUIRED:

21-601

Required – no easement shall be encroached upon or reduced in any manner

Proposed – a fence located over an easement

Action to be taken prior to September 16, 2025

R. S Madison is sworn in to testify on his own behalf. Mr. Madison states that he would like to put up a fence that is in an easement. Mr. Kinneally states that if the Township ever needs to gain

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access to the easement, it would be up to the homeowner to remove and replace the fence; he agrees. Public portion open/closed.

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.

13. **25-ZB-40V** **Yehia Abbas**
 Bulk Variance
 Block 6601, Lot 7; Zone: RR-1
 417 Patton Avenue
 Applicant would like to retain existing fence in easement.

VARIANCES REQUIRED:

- 21-601** Required – no municipal open space, drainage way, right-of- way or easement shall be encroached upon or reduced in any manner
 Proposed – fence, driveway and wooden border located over a right-of-way easement

Action to be taken prior to September 18, 2025

Yehia Abbas, the applicant, is sworn in to testify on his own behalf. Mr. Abbas states that he had a fence up with a permit previously. Originally his neighbor had a 10 feet easement and he had a 10 foot easement as per the property survey. He came in to replace the shed and it was noticed that the entire 20 foot wide easement was actually on his property line. He would like to retain the fence that is already there. Mr. Kinneally states that if the Township ever needs to gain access to the easement, it would be up to the homeowner to remove and replace the fence; he agrees. Public portion open/closed.

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, Kalpesh Patel, and Chairman Cahill. **NO ON THE MOTION:** None.

14. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
MAY 22, 2025**

- (a) **25-ZB-19V, Teresa Carr; Approved.**
- (b) **25-ZB-29V, Shan Ali; 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

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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,



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 June 12, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on June 26, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT