

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 26, 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: Steve Weisman, Kalpesh Patel, Jeff Tillery, Artie Hayducka, Waqar Ali Roy O'Reggio, Bill Mitterando. **ABSENT:** Shawn Cahill,, Rodney Blount

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-21V, Alycia Heminez-Postponed until July 10-no further notice.
- #7, 25-ZB-22V, Stephen Edens-Postponed to August 14-Must Notice.
- #13, 25-ZB-24V, Edgar Lopez-Postponed until July 10, 2025-Must Notice.
- # 14, 25-ZB-05V, Gindo JL Auto Repair-Postponed until June 26, 2025, no further notice.
- #12, 25-ZB-47V, James Bhiri-Postponed until July 10, 2025-no further notice.

- 8. 25-ZB-41V Vinco Properties Holding, LLC**
Bulk Variance
Block 2202, Lot 5.01; Zone: R-7.5
157 Murray Avenue
Applicant would like to retain existing garage.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 17 foot front yard setback (porch) (Adams Street) (existing)
- Required – 60 foot front yard setback for an accessory structure
Proposed – 15 foot front yard setback for an accessory structure (garage) (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed – 2.5 foot side yard setback for an accessory structure (garage) (existing)

21-3b Accessory Building

- Required – an accessory building shall not exceed 25 feet by 25 feet
Proposed – an accessory building 28 feet by 18.5 feet (garage)

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 26, 2025.**

Action to be taken prior to September 20, 2025

Attorney: Alon Solon

Alon Solomon, Attorney, is here to represent the applicant. Mr. Solomon states that they are here for an existing garage that is encroaching in the setback; 8 feet is required, the existing is 2.5 feet from the side yard property line. The garage is also over the 25 feet requirement at 28 feet in length. Mr. Misrahi states that if the garage has to be substantially repaired or reconstructed, it shall be relocated in a conforming location; they agree. They also need a 5 foot temporary construction easement on the frontage of Murray Avenue; they agree. Chairman Weisman asks the Board if they have any questions or comments; none. Public portion open/closed.

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

9. 25-ZB-34V

Haroon Mirza

Bulk Variance

Block 11303, Lot 6; Zone: R-10

600 Park Avenue

Applicant would like to retain existing garage and addition; install a 6' fence on a corner lot.

VARIANCES REQUIRED:

21-501

Required – 35 foot front yard setback

Proposed – 25 foot front yard setback (steps) (Park Avenue)

Proposed – 29 foot front yard setback (Orchard Street)

Required – 60 foot front yard setback for an accessory structure

Proposed – 33.4 foot front yard setback for an accessory structure (garage)

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 (Orchard Street)

Proposed – a 6 foot solid vinyl fence located within the front yard setback line (Park Avenue)

Action to be taken prior to September 3, 2025

Haroon Mirza, the applicant, is sworn in to testify on his own behalf. Paul Fletcher, PP & PE, is sworn in to testify as a professional Planner. Mr. Fletcher states that it would be difficult to move the house and the existing basement; it is a hardship. They would like to go over the existing home with an addition and install a 6' privacy fence on the corner lot. Mr. Misrahi states that they would like to see the fence brought in 22 feet on the Orchard Street side; they agree. There should be a landscape buffer spaced 3-6 feet on center and no less than 18-24 inches in height; they agree. Buffer must be installed within ninety (90) days after the fence installation.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 26, 2025.**

Mr. Fletcher believes that this falls under the C-1 hardship and asks the Board for it's consideration at this time. It will beautify the area and the property itself and sees no detriment to the application. Vice-Chairman Weisman asks the Board if they have any questions or comments; none. Public portion open/closed.

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

10. 25-ZB-30V

Amitava Roy

Bulk Variance

Block 7508, Lot 13; Zone: R-15

973 E Lincoln Avenue

Applicant would like to install a 6 foot privacy fence in easement and front yard setback; corner lot.

VARIANCES REQUIRED:

21-601 Required – no easement shall be encroached upon or reduced in any manner
Proposed – a fence located over an 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 vinyl fence located 20 feet from the front yard property line

EXISTING VARIANCES:

21-501 Required – minimum lot area 15,000 square feet
Proposed – lot area 10,112.37 square feet

Required – 100 foot lot width

Proposed – 90 foot lot width

Required – 40 foot front yard setback

Proposed – 35.7 foot front yard setback

Proposed – 38.8 foot front yard setback

Required – 25 foot rear yard setback

Proposed – 15.8 foot rear yard setback

Action to be taken prior to September 1, 2025

Amitava Roy, the applicant, is sworn in to testify on his own behalf. Mr. Roy states that he would like to install a fence in the easement and he is a corner property. Mr. Misrahi states that the location of the fence at 20 feet from the property line is acceptable and the applicant will be required to install a landscape buffer within ninety (90) days of the installation of the fence. Mr. Kinneally states to the application that if the Township at any time needs to gain access to the easement, it is up to the homeowner to remove and replace the fence; Mr. Roy agrees. Public portion open/closed.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 26, 2025.**

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

11. 25-ZB-42V Manish Patel
Bulk Variance
Block 8504, Lot 51; Zone: R-10
56 Rachel Terrace
Applicant would like to construct a second story deck.

VARIANCES REQUIRED:

21-501 Required – 25 foot rear yard setback
Proposed – 19.5 foot rear yard setback (deck)

21-619.1 Required – in any residential district, no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50 percent solid material
Proposed – a 6 foot solid fence located 18 feet from the front yard property line

*Variances were previously granted under Application #24-ZB-11V.

Action to be taken prior to September 26, 2025

Manish Patel, the applicant, is sworn in to testify. His daughter, Meera Patel, is also sworn in to testify. Ms. Patel states that her parents were here last year for a variance for a fence on a corner and also for a second story deck. Now that they are ready to build, they realized that the deck on the original plans was only about half of the way and they would like it to extend the full length of the back of the home. They would also like to have the fence come out a few more feet.

Mr. Misrahi states that they have no issues with the deck or the fence, but would like some landscape buffer in the back of the house; maybe arborvitaes to soften the deck from the neighbors; they agree. Public portion open/closed.

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

15. 25-ZB-11V Parkway Plastics
Certificate of Non-Conformity; Use Variance
Block 5302, Lot 1.03; Zone: LI-5
561 Stelton Road
Applicant would like to permit storage containers.

VARIANCES REQUIRED:

21-501 Required – use permitted in zone
Proposed – use not permitted in zone (storage containers) *

*The applicant is seeking a certification of non-conforming use or, in the alternative, a use variance.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 26, 2025.**

****Outdoor storage must comply with the accessory structure setbacks for the zone (25 feet from the rear and side yard property lines) and be screened.**

*****No fence shall be erected with barbed wire.**

**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.

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

16. 23-ZB-76V

Mary Jo Barnowski

Bulk Variance

Block 11001, Lot 6.03; Zone: RR-1

784 River Road

Applicant would like to retain a converted garage and second kitchen.

Action to be taken prior to April 22, 2025

Attorney: Bernard Shihar

Application is called into record; no one from the application is present. Mr. Kinneally asks Ms. Buckley if she has heard from the applicant today; she has not. Mr. Kinneally states to the Board that this application as they can see from the ZB number is a couple of years old. The applicant has not cooperated or responded. They were put on notice that if they did not proceed tonight, the Board would make a motion to dismiss their application for lack of prosecution. He would like someone from the Board to make that motion if so desired.

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

**17. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
JUNE 12, 2025**

- (a) 25-ZB-33V, NYSMSA Verizon Wireless; Approved.
- (b) 25-ZB-36V, Jay Patel; Approved.
- (c) 25-ZB-39V, R. S. Madison; Approved.
- (d) 25-ZB-40V, Yehia Abbas; Approved.

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

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 26, 2025.**

18. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 12, 2025

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

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

19. ADJOURNMENT

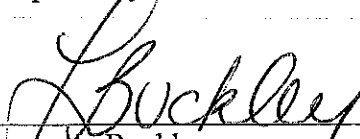
MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Hayducka.

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

NEXT SCHEDULED MEETING IS JUNE 12, 2025 AT 7:00 P.M.

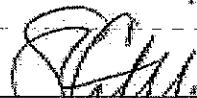
The meeting was adjourned at 8:06 P.M.

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 26, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on July 10, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT