

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JULY 10, 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, Artie Hayducka, Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel, Waqar Ali. **ABSENT:** N/A

Also present: James Kinneally, Esq. John Chadwick, 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 a few change to tonight's agenda: #7, 25-ZB-21V, Alycia Heminez-Postponed to June 26, 2025-no further notice. #10, 25-ZB-51V, Vipul Patel-Postponed until August 14, 2025-no further notice. #17, Edgar Lopez, 12 Howard Street, postponed until August 14, 2025-Must Notice.#20, OnSwitch, 23-ZB-101/102V, postponed until September 25, 2025-no further notice. #21, Heather Pham, 25-ZB-26V, postponed until August 14, 2025-no further notice.

7. **25-ZB-49V** **Kazi Uddin**
 Bulk Variance
 Block 8405, Lot 16.06; Zone: R-10
 1 Sycamore Lane
 Applicant would like to install a 6 foot privacy fence; corner lot.

VARIANCES REQUIRED:

- 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 15 feet from the front yard property line (Water Street)

Action to be taken prior to October 1, 2025

Kazi Uddin, the applicant, is sworn in to testify on his own behalf. Mr. Uddin states that he would like to replace his existing fence with a new fence and is on a corner lot. He would like the fence to be 15 feet back from the property line. Mr. Misrahi states that he would like the fence to be back 18 feet and for him to put a landscape buffer in front of the fence. Mr. Uddin agrees to the condition. Public portion open/closed.

MOTION was made by Chairman Shawn Cahill to approve the application; seconded by Mr. Hayducaka. **YES ON THE MOTION:** Steve Weisman, Jeff Tillery, Roy O'Reggio, Bill

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Mitterando, Waqar Ali, Rodney Blount, Kalpesh Patel, Artie Hayducka and Chairman Cahill.
NO ON THE MOTION: None.

8. **25-ZB-50V** **Omar Hegab**
 Bulk Variance
 Block 1203, Lot 40.06; Zone: R-10
 382 William Street
 Applicant would like to retain 6 foot privacy fence in front yard
 setback; shed over property line.

VARIANCES REQUIRED:

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 along the front yard property line
 (Wildwood Drive)

21-623 Required – no shed shall be constructed within 3 feet from any property line
 Proposed – shed located over the property line

Action to be taken prior to October 1, 2025

Omar Hegab, the applicant, is sworn in to testify on his own behalf. Mr. Hegab states that he has been living there for over 20 years and needed to replace some sections of the fence. Mr. Misrahi states that they would like the fence moved in 18 feet, where 35 feet is required and put in a landscape buffer. Mr. Misrahi asks the applicant what is in the fence enclosure. Mr. Hegab states that it is empty, they just used for storage. The applicant agrees to the conditions. Public portion open/closed.

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

9. **25-ZB-46V** **Edith Spruill**
 Bulk Variance
 Block 2604, Lot 6.01; Zone: R-10
 174 Blackford Avenue
 Applicant would like to retain 6 foot fence within the easement.

VARIANCES REQUIRED:

21-601 Required – no easement shall be encroached upon or reduced in any manner
 Proposed – a fence and shed located over an easement

21-621 Required – no shed shall be constructed within 3 feet of any property line
 Proposed – a shed located 2.83 feet from the side yard property line

 Required – no shed shall be higher than 9 feet above the ground
 Proposed – a shed 10,7 feet in height

Action to be taken prior to October 2, 2025

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Edith Spruill, the applicant, is sworn in to testify on her own behalf. Ms. Spruill states that she has a fence and shed in the easement and would like to keep them. Mr. Misrahi states that the fence in its location is acceptable but if the shed has to be replaced, it must be placed in a conforming location; applicant agrees. Mr. Kinneally states that if the Township has to gain access to that easement, it is up to the property owner to remove and replace either the fence and/or shed; she agrees. Public portion open/closed.

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, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

#11, 25-ZB-43V, 321 Hamilton is called, but the applicant is not on the meeting.

12. 25-ZB-48V Eric Pacansky
Bulk Variance
Block 6306, Lot 12; Zone: RR-1
120 Wyckoff Avenue
Applicant would like to install a 6 foot fence; 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 along the front yard property line (Crestwood Street)

Action to be taken prior to October 7, 2025

Eric Pacansky, the applicant, is sworn in to testify on his own behalf. Mr. Pacansky states that he lives on a corner lot and would like to install a 6 foot privacy fence. Mr. Misrahi states that they are recommended that the fence be moved back 25 feet from the property line where 50 feet is required. They also recommend that the fence have landscape buffering to soften the fence. Mr. Pacansky asks if the fence is shorter can he go to the property line; Mr. Misrahi states yes, 4 foot and 50% solid. Mr. Pacansky agrees with the setback and landscaping. He also states that the neighbor across the street has the same fence. It is states that it was probably put up illegally. Public portion open/closed.

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, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

11. 25-ZB-43V Tilakraj Soni
Bulk Variance
Block 2305, Lot 30; Zone: R-7.5
321 Hamilton Boulevard
Applicant would like to construct a two-story rear yard addition.

VARIANCES REQUIRED:

21-501 Required – 25 foot front yard setback
Proposed – 23.8 foot front yard setback (covered porch) (existing)

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Required – 25 foot rear yard setback
Proposed – 19.96 foot rear yard setback (deck)

Required – maximum building coverage 20 percent
Proposed – 23.9 percent building coverage *

21-621 Required – no shed shall be constructed within 3 feet from any property line
Proposed – a shed located 1.5 feet from the rear yard property line

21-1102 Required – a garage must measure at least 12 feet in width by 20 feet in length
with no obstructions
Proposed – a garage 9.5 feet in width by 22.67 feet in length

*The building coverage calculation includes the footprint of the dwelling, the covered front porch and the shed.

Action to be taken prior to October 6, 2025

Tilakraj Soni, the applicant, is sworn in to testify on his own behalf. His Son R. Soni is sworn in to talk on his father's behalf. Mr. Soni states that he would like to construct an addition to add two more bedrooms to his home. His dad is 84 years old and they have a problem, he can't move too much; only with a wheelchair. They are looking for extra space to make 2 additional bedrooms and extend the kitchen.

Mr. Misrahi states that this is a large addition and if approved, they will be required to have a deed restriction on the property to remain a single family residential home only. The first floor (lower level) has an office and lounge area and an outside side entrance. Mr. Soni states that he is a CPA and usually clients come to drop off papers so he was thinking to put his office downstairs. But now, he states that he will just keep the office and not have his clients to come and meet him at the house. He will remove the entrance from that side.

Mr. Misrahi states that removing the lounge should have them reduce the footprint of the home; they do not want them to go over building coverage. They are currently at 23.9% with the new addition. Mr. Soni will need to reduce the footprint and revise his plans. Mr. Soni states that then he can't extend the kitchen which is only none (9) feet long; this is the reason that they are here for the variance. He is willing to remove the shed also to help alleviate some of the coverage issues.

Mr. Soni states that they need to room for his children who are working out of the house. They have been looking for other houses, but they can't find anything at this time that is what they need for his family. This is their only option for their home to make it livable for what their needs are. Mr. Soni is asking for help for this. Chairman Cahill states that they are trying to compromise. Mr. Chadwick states that the applicant should meet with Staff and sit down and come up with some kind of compromise for the situation; everyone agrees. Application will be continued to August 14, 2025 with no further notice. Applicant needs to revise the plans.

13. 25-ZB-53V

Richard Truong

Bulk Variance

Block 9501, Lot 20; Zone: R-20

10 Snowdrift Drive

Applicant would like to install a fence within an easement; retain accessory structure.

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VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 20,000 square feet
Proposed – lot area 15,000 square feet (existing)
- Required – 15 foot side yard setback
Proposed – 10 foot side yard setback (existing)
- Required – 8 foot rear yard setback for an accessory structure
Proposed – 5.5 foot rear yard setback for an accessory structure (shed) (existing)
- 21-601** Required – no easement shall be encroached upon or reduced in any manner
Proposed – a fence located over a municipal easement

Action to be taken prior to October 7, 2025

Richard Troung, the applicant, is sworn in to testify on his own behalf. Mr. Troung states that he would like to put a fence around his property but one side will be in the easement. Mr. Misrahi states that he will not need to install landscape buffering for this application. Mr. Kinneally states that if the Township needs to gain access to that easement, it is up to the property owner to remove and replace the fence; he agrees. Mr. Misrahi states that he would need to sign a memorandum of restriction; agreed. If the shed needs to be reconstructed or replaced, it must go into a conforming location. Public portion 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, Kalpesh Patel, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

14. **25-ZB-55V** **Amanda Miskov**
 Bulk Variance
 Block 1922, Lot 1.01; Zone: R-7.5
 180 Evans Avenue
 Applicant would like to install a fence, corner lot, and retain shed.

VARIANCES REQUIRED:

- 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 along the front yard property line (Montgomery Street)
- 21-621** Required – no shed shall be constructed within 3 feet from any property line
Proposed – shed located 2 ½ feet from the rear yard property line (existing)

Action to be taken prior to October 14, 2025

Amanda Miskov, the applicant, is sworn in to testify. Ms. Miskov states that she lives on a corner lot and would like to install a 6 foot fence. Mr. Misrahi states that they would like the fence moved in to 12 feet from the property line, where 25 feet is required; applicant agrees. If the shed has to be replaced, it needs to be located in a conforming location. 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, Kalpesh Patel, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

15. 25-ZB-56V

Griselda Garcia

Bulk Variance

Block 7110, Lot 9.02; Zone: R-10

5107 Custer Street

Applicant would like to construct a deck and retain fence and shed that are within the easement.

VARIANCES REQUIRED:

21-501

Required – 25 foot rear yard setback

Proposed – 12 foot rear yard setback (deck)

Required – 100 foot lot width

Proposed – 95 foot lot width (existing)

21-601

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

Proposed – a fence and shed located over an easement (existing)

21-613

Required – 100 foot lot frontage

Proposed – 95 foot lot frontage (existing)

21-621

Required – no shed shall be constructed within 3 feet from any property line

Proposed – shed located 1 foot from the side yard property line (existing)

Action to be taken prior to October 14, 2025

Griselda Garcia, the applicant, is sworn in to testify on her own behalf. Ms. Garcia states that she would like to construct a deck in her backyard. Her shed and fence are in the easement and have been there for a very long time, over 20 years since they purchased the home. Mr. Misrahi states that in reference to the fence and shed, she will need to sign a memorandum of restriction. They would like the deck to be reduced back to reduce the setback of 25 feet required. The deck can be 20' x 15' reducing the setback to 17 feet to the rear property line; Ms. Garcia 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, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

16. 25-ZB-28V

Delton Black

Bulk Variance

Block 205, Lot 22.01; Zone: R-7.5

1717 S 2nd Street

Applicant would like to construct an accessory structure larger than previously granted.

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VARIANCES REQUIRED:

21-3b Accessory Building

Required – an accessory building shall not exceed 25 feet by 25 feet or 625 square feet

Proposed – an accessory building 18.01 feet by 44.85 feet or 807.75 square feet (garage)*

21-501

Required – 60 foot front yard setback for an accessory structure

Proposed – 50.16 foot front yard setback for an accessory structure (garage)

Required – 8 foot side yard setback for an accessory structure

Proposed – an accessory structure located 7.33 feet and 7.64 feet from the side yard property lines (garage)

Required – maximum building height for an accessory structure, 18 feet

Proposed – an accessory structure 22 feet in height (garage)

*A variance was granted under Application #18-ZB-21V for a 680 square foot accessory structure.

Action to be taken prior to September 5, 2025

Delton Black, the applicant, is sworn in to testify on his own behalf. Mr. Black states that he had approvals prior to this meeting and he would like to put the garage a little closer. He states that he is 4 feet off from the original application. He states that his contractor didn't think it looked good and decided to move it in more towards the property line not the street. He states that this was not on purpose, it was purely on accident.

Mr. Misrahi states that in 2018 he was approved for an 680 square foot accessory structure. When he came in with this one, it is now 808 square feet. He states that the location is acceptable but the size of the structure must be brought back to the original approvals. Mr. Black states that he is only 4" from his neighbors and would like it in this location. Mr. Misrahi asks if the footings are rebar; yes. It was discussed that he needs to make the garage smaller; Mr. Misrahi states that he is not comfortable providing this relief tonight.

Mr. Kinneally states that he was approved in 2018 for the garage and is now back for a much larger garage. He has not shown proofs as to why this application should be granted. The Board does a vote, the application has been denied. Mr. Black asks the Board if they can now hold the vote and he will come back after talking to Mr. Misrahi and will revise his plans. The application will be continued to August 14, 2025 with no further notice required.

18. 25-ZB-47V

James Bhira

Certificate of Non-Conformity

Block 215, Lot 18; Zone: R-7.5

347 Rock Avenue

Applicant would like to continue use of a two-family home.

VARIANCES REQUIRED:

21-501

Required – single-family residential use

Proposed – two-family dwelling *

*The applicant is seeking a certification of non-conforming use.

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Action to be taken prior to October 3, 2025

Attorney: John Sullivan

Jordan Freeman, 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. Weisman. **YES ON THE MOTION:** Steve Weisman, Jeff Tillery, Roy O'Reggio, Bill Mitterando, Waqar Ali, Rodney Blount, Kalpesh Patel, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

- 19. 25-ZB-05V Gindo JL Auto Repair**
Use & Bulk Variance
Block 124, Lot 3.01; Zone: GB
1300 W 7th 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) *

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- 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) *
- 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 September 22, 2025
Attorney: Daven Persaud**

Daven Persaud, 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. Hayducka. **YES ON THE MOTION:** Steve Weisman, Jeff Tillery, Roy O'Reggio, Bill Mitterando, Waqar Ali, Rodney Blount, Kalpesh Patel, Artie Hayducka and Chairman Cahill. **NO ON THE MOTION:** None.

**22. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
JUNE 26, 2025**

- (a) **25-ZB-41V, Vinco Properties Holding, LLC; Approved.**
- (b) **25-ZB-34V, Haroon Mirza; Approved.**
- (c) **25-ZB-30V, Amitava Roy; Approved.**
- (d) **25-ZB-42V, Manish Patel; Approved.**
- (e) **25-ZB-11V, Parkway Plastics; Approved.**
- (f) **23-ZB-76V, Mary Jo Barnowski; Dismissed.**
- (g) **25-ZB-27, Michael Cruz; Approved June 12, 2025.**

All in Favor: Mr. Weisman, Mr. Tillery, Mr. Patel, Mr. O'Reggio, Mr. Mitterando, Mr. Ali and Mr. Hayducka.

**11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF
JUNE 26, 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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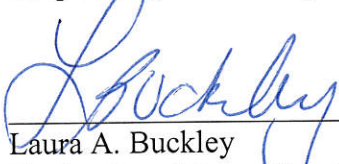
12. ADJOURNMENT

MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.
ALL IN FAVOR: Aye **OPPOSED:** None

NEXT SCHEDULED MEETING IS AUGUST 14, 2025 AT 7:00 P.M.

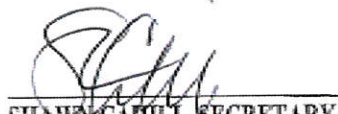
The meeting was adjourned at 8:22 P.M.

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 July 10, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on August 14, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT