

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 14, 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, Artie Hayducka, Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel. **ABSENT:** Jeff Tillery, Waqar Ali.

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:

- #6, 25-ZB-21V, Alycia Heminez-has been withdrawn.
- #9, 25-ZB-43V, Tilakraj Soni-Postponed until September 18, 2025-no further notice.
- #12, 25-ZB-26V, Heather Pham-Sept. 18th, no further notice.
- #14, 25-ZB-28V, Delton Black-Postponed until September 18, 2025-no further notice.
- #15, 24-ZB-45V, Jorge Mina & Luz Buitrago-Postponed until Sept. 25-Must Notice.
- #19, 25-ZB-62V, Antoinette Rouse-Postponed until October 9-Must Notice.
- #20, 25-ZB-24V, Edgar Lopez-Postponed until September 25, 2025-Must Notice.
- #21, 24-ZB-69/70V, Venture Net Properties, LLC-Postponed to September 25, 2025.

7. **25-ZB-51V** **Vipul Patel**
 Bulk Variance
 Block 2501, Lot 5.01; Zone: R-15
 11 Christopher Court
 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 October 2, 2025

Vipul Patel, the applicant, is sworn in to testify on his own behalf. Mr. Patel states that he would like to install a fence in the easement. Chairman Cahill asks the applicant if he received the staff memorandum dated June 11, 2025; he did. Mr. Misrahi states that there is no issue with the fence and that the applicant would just have to sign a memorandum of restriction in case the Township ever needs to gain access to that easement; applicant agrees. Public portion open/closed.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 14, 2025**

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

Steve Weisman has joined the meeting.

8. **25-ZB-22V** **Stephen Edens**
 Bulk Variance
 Block 1935, Lot 10.01; Zone: R-7.5
 1 Vogel Avenue
 Applicant would like to retain fence and shed; corner lot.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 7,500 square feet
 Proposed – lot area 4,992.52 square feet (existing)

 Required – 75 foot lot width
 Proposed – 50 foot lot width (existing)

 Required – 25 foot front yard setback
 Proposed – 8.5 foot front yard setback (steps) (existing)

 Required – maximum building coverage 20 percent
 Proposed – 26.83 percent building coverage

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 within the front yard setback line (Vogel Ave. & William St.)

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

 Required – no shed shall be higher than 9 feet above ground level
 Proposed – a shed 9.83 feet in height

Action to be taken prior to August 15, 2025

Stephen Edens, the applicant, is sworn in to testify on his own behalf. Mr. Edens states that he has had the shed and fence up for many years. He did receive a copy of the staff report; May 22, 2025. Mr. Misrahi states that the shed needs to be removed and the fence along William Street be brought in 15 feet from the property line. Also the fence on Vogel be brought in in line with the garage. Mr. Edens states that he would like not to do that and request that fence and shed remain where they are.

Mr. Misrahi states that the fence is required to be 25 feet from the property line and believes the 15 feet is a good compromise. Mr. Edens asks if he can change the fence to a 4 foot solid; the Board agrees but the shed will have to be removed since he is over coverage. Mr. Edens states that he just had heart surgery and his wife is recovering from cancer and he needs time. The Board will grant him 6 months (180 days) to remove the shed and change the fence. No further questions from the Board. Public portion open/closed.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 14, 2025**

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

10. **25-ZB-57V** **Amitava Roy**
 Bulk Variance
 Block 7508, Lot 13; Zone: R-15
 973 E Lincoln Avenue
 Applicant would like to construct a roof over front porch.

VARIANCE REQUIRED:

- 21-501** Required – 40 foot front yard setback
 Proposed – 33.8 foot front yard setback

PENDING VARIANCE APPLICATION:

- 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

*Application #25-ZB-30V is scheduled for a hearing before the Zoning Board of Adjustment on 6/26/25.

Action to be taken prior to October 20, 2025

Amitava Roy, the applicant, is sworn in to testify on his own behalf. Mr. Roy states that he is remodeling the house and would like a roof over his front porch. The porch comes out four (4) feet so he would like five feet out. The Board states that it can come out four (4) feet only up to the steps. 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, Artie Hayducka, Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 14, 2025**

11. **25-ZB-52V** **Alonzo T. Bryant**
 Bulk Variance
 Block 3001, Lot 14; Zone: R-10
 6 Jersey Avenue
 Applicant would like to install AC unit within side yard setback.

VARIANCES REQUIRED:

- 21-627** Required – air conditioning unit shall be located a minimum of 10 feet from any property line
 Proposed – air conditioning unit located 8 feet from the side yard property line

Action to be taken prior to October 20, 2025

Alonzo Bryant, the applicant, is sworn in to testify on his own behalf. Mr. Bryant states that he would like to add an AC unit to his shed. He wants the AC because it's his workshop and has a toilet and needs to keep the pipes cool. Mr. Misrahi asks what the workshop is for. Mr. Bryant states that he is a contractor and they have a dog. He built the structure for his daughter to wash the dog in; there is a dog bath and a toilet. He wife does not the dog to be washed in the house.

Mr. Misrahi states that the original build on the permits stated that is was a proposed cabana but a pool was never built (2019). Mr. Alonzo states he is not using it for his business, he uses it for his hobbies to fix stuff. Chairman Cahill asks if he is operating a business; he states no he is not. He is asked if he can move the AC unit to the other side; he can't. His wife doesn't want to hear it and next to the house. Mr. Misrahi asks if he is willing to do a deed restriction so it is not used for a business. Mr. Bryant states that he did that when he got the permits the first time.

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

13. **25-ZB-23** **Muslim Center of Middlesex County**
 Final Major Subdivision
 Block 12201, Lots 3, 4 & 9.03; Zone: R-15
 1000 Hoes Lane/617 & 613 Hoes Lane West

Action to be taken prior to October 20, 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, Artie Hayducka, Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 14, 2025**

16. **25-ZB-60V**

Hira Gilani

Bulk Variance

Block 6307, Lot 26; Zone: R-20

519 Lynwood Street

Applicant would like to install a 6' fence in the front yard setback;
corner lot.

Variances Required:

21-501

Required – minimum lot area 20,000 square feet

Proposed – lot area 10,193.04 square feet (existing)

Required – 100 foot lot width

Proposed – 89.28 foot lot width (existing)

Required – 150 foot lot depth

Proposed – 115.04 foot lot depth (existing)

Required – 40 foot front yard setback

Proposed – 25.8 foot front yard setback (existing)

Required – 30 foot rear yard setback

Proposed – 19 foot rear yard setback (existing)

21-613

Required – 100 foot lot frontage

Proposed – 89.28 foot lot frontage (existing)

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

Action to be taken prior to October 29, 2025

Hira Gilani, the applicant, is sworn in to testify on her own behalf. Ms. Gilani states that she is here to put up a fence ten feet off her property line; corner lot. She states that she has a daughter and a severely autistic non-verbal five year old son. The reason she is putting the fence up is for her son's safety. She can't take her son to public parks, it is not catered for him and he will run. He also gets overstimulated with other people. She would like more space for him. The backyard is small so she would like to expand to the side yard. Ms. Gilani states that she can get a doctor's note if needed.

Mr. Misrahi states that 40 feet is required from Buttonwood Drive so staff is requesting 20 feet; half of what is allowed. Ms. Gilani asks if there is anyway to get more space, 10 feet off of the property line. They agree to 15 from the property line. Public portion open: James Geoghan, 9 Hedrow Street is sworn in. He would like to make sure the fence isn't in the front yard and block the view. He is told it will be 15 feet back from the property line on Buttonwood. Public closed.

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

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 14, 2025**

17. **25-ZB-58V** **Shailesh & Sonal Patel**
 Bulk Variance
 Block 2301, Lot 80; Zone: R-15
 9 Lucille Court
 Applicant would like to install a gate/fence over an easement.

VARIANCES REQUIRED:

- 21-601** Required – no easement shall be encroached upon or reduced in any manner
 Proposed – a fence located over a sanitary sewer easement

Action to be taken prior to October 27, 2025

Shailesh Patel, the applicant, is sworn in to testify on his own behalf. Mr. Patel states that he has an easement on his property and would like to put up a gate on both sides. There are a lot of issues with deer eating their vegetables and they are creating health issues. Mr. Misrahi asks how tall are the fences, it's not clear on the plans. Mr. Patel states that they are no larger than 6 feet; one is 6' vinyl up to the easement and then a gate for the opening (which is 6' chain link). The gate will be 15-16 feet wide. They agree to a memorandum of restriction. It is the responsibility of the owner to remove and replace the fence if the Township needs to gain access. 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, Artie Hayducka, Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

18. **25-ZB-61V** **Gordon Akwera**
 Bulk Variance
 Block 6921, Lot 10; Zone: R-10
 524 Shirley Parkway
 Applicant would like to install an AC unit on the side of the home.

VARIANCES REQUIRED:

- 21-627** Required – air conditioning unit shall be located a minimum of 10 feet from any property line
 Proposed – air conditioning unit located 3.5 feet from the side yard property line

 Required – air conditioning unit must be completely behind the building envelope or screened by fencing or other enclosure
 Proposed – no fencing/enclosure of the air conditioning unit

Action to be taken prior to November 6, 2025

Gordon Akwera, the applicant, is sworn in to testify on his own behalf. Mr. Akwera states that he purchased the house about two years ago and the AC unit was there. It is supposed to be 10 from the property line but is only 6 feet away. He uses the home as a rental property. Mr. Misrahi states that there is not an issue with the unit, but he is requiring screening, either a fence/landscaping ; applicant 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, Artie Hayducka, Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 14, 2025**

22. **25-ZB-31/32V** **MSN Pharmaceuticals, Inc.**
 Preliminary & Final Site Plan, Use & Bulk Variances
 Block 4302, Lot 10.01; Zone: LI-5
 20 Duke Road
 Applicant would like to expand existing use with a roof expansion
 and a 4,845 square foot addition.

VARIANCES REQUIRED:

21-501 Required – maximum building height 50 feet
 Proposed – a building 70 feet in height *

21-1102 Required – 653 parking spaces
 Proposed – 206 parking spaces (includes EV credit)

* A use variance is required per N.J.S.A. 40:55D-70d(6).

Action to be taken prior to October 6, 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. Application will be continued on September 25, 2025 with no further notice required.

23. **25-ZB-37/38V** **Chanel, Inc.**
 Preliminary & Final Site Plan, Bulk Variance
 Block 6101, Lot 61; Zone: LI-5
 876 Centennial Avenue
 Applicant would like to install an 8 foot fence within an easement
 and front yard setback.

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 partially located over a sanitary sewer easement

21-619.2 Required – in any commercial or industrial district, no fence located within the
 front yard setback shall be over 6 feet in height except that a fence behind the
 front yard setback line (80 feet) shall be permitted up to 8 feet in height
 Proposed – an 8 foot chain link fence located within the front yard setback (43
 feet from Knightsbridge Road and 5 feet from Fitz-Randolph Road)

*No fence shall be topped with metal spikes (21-619.3)

Action to be taken prior to November 6, 2025
Attorney: Linsey Neyt

Linsey Neyt, Attorney, is here to represent the applicant. Ms. Neyt states that they would like to put up an eight (8) foot fence within the easement. They have been having problems with people hanging out and safety concerns. Only a portion of the fence would be in the easement.

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 14, 2025**

Anton Williams, Asset Protection, is sworn in. Mr. Williams shares his screen with the Board, site plan. He explains where the fence will be located on top of the berm and where it ends on the site. A chain link fence will run across the parking area for the employees. The chain link fence will continue to Fitz-Randolphville Road and will connect into their secondary parking area.

Mr. Misrahi states that there can't be any spikes on the fence; they agree. Mr. Misrahi states that the height is not an issue. A memorandum of restriction is required for the sanitary easement; they agree. 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, Artie Hayducka, Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

24. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JULY 10, 2025:

- (a) 25-ZB-49V, Kazi Uddin; Approved.
- (b) 25-ZB-50V, Omar Hegab; Approved
- (c) 25-ZB-46V, Edith Spruill; Approved.
- (d) 25-ZB-48V, Eric Pacansky; Approved.
- (e) 25-ZB-53V, Richard Truong; Approved.
- (f) 25-ZB-55V, Amanda Miskov; Approved.
- (g) 25-ZB-56V, Griselda Garcia; Approved.
- (h) 25-ZB-47V, James Bhiri; Approved.
- (i) 25-ZB-05V, Gindo JL Auto Repair; Approved.

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

**25. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF
JULY 10, 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. Blount, Mr. Hayducka, Mr. Mitterando and Chairman Cahill

26. ADJOURNMENT

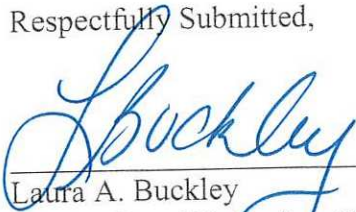
MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.
ALL IN FAVOR: Aye **OPPOSED:** None

NEXT SCHEDULED MEETING IS SEPTEMBER 18, 2025 AT 7:00 P.M.

The meeting was adjourned at 8:54 P.M.

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 14, 2025

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 August 14, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on September 18, 2025.



SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT