

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, SEPTEMBER 25, 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, Waqar Ali, Kalpesh Patel. **ABSENT:** Jeff Tillery, Bill Mitterando.

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 24-ZB-45V, Jorge Mina & Luz Buitrago-Postponed until October 9-Must Notice.
- #9 25-ZB-24V, Edgar Lopez-Postponed until November 13, 2025-Must Notice.
- #10 25-ZB-31/32V, MSN Pharmaceuticals, Inc.-Postponed until October 23, 2025; no further notice required.
- #12 24-ZB-69/70V, Venture Net Properties, LLC-Postponed to Oct. 23, 2025-No further notice
- #13 23-ZB-101/102V, OnSwitch, Inc.-Postponed until December 11-no further notice

7. **25-ZB-63V** **Barbara Eodice**
 Bulk Variance
 Block 411, Lot 1.01; Zone: R-7.5
 1014 Walnut Street
 Applicant would like to retain existing sheds and 6' fence;
 corner lot.

VARIANCES REQUIRED:

- 21-501** Required – 8 foot rear yard setback for an accessory structure
 Proposed – 2.6 foot rear yard setback for an accessory structure (shed) (existing)
- Required – 8 foot side yard setback for an accessory structure
 Proposed – 2.6 foot side yard setback for two accessory structures (sheds)
 (existing)
- Required – maximum building coverage 20 percent
 Proposed – 20.2 percent building coverage (existing)

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- 21-619.1** Required – in any residential district, no fence located within the front yard setback (25 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 along the front yard property line (Birchwood Drive)

Action to be taken prior to December 4, 2025

Barbara Eodice, the applicant, is sworn in to testify on her own behalf. Mr. Eodice states that she wants to keep her fence where it is, it is not in code. Mr. Misrahi stats that there are a couple of other items as well; staff report is dated August 19, 2025. The property is over coverage and they would like her to modify the roof or a structure; she does not agree and said it is not financially feasible. They agree to let her keep both accessory structures, but if they need to be replaced must go in a conforming location. In reference to the fence, she needs to move it back 12 feet from the property line (6 foot fence) or can replace it with a 4 foot 50% open fence. 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, Waqar Ali, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

- 8. 25-ZB-54V Michael Murray**
Use Variance
Block 1401, Lot 6; Zone: BP-II
25 Stelton Road
Applicant would like to convert existing structure to a two-family residence.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in the Business Professional zone
Proposed – use not permitted in zone (two-family residential use) *

Required – 100 foot lot width
Proposed – 60 foot lot width (existing)

Required – 25 foot front yard setback
Proposed – 19.58 foot front yard setback (existing)

- 21-613** Required – 100 foot lot frontage
Proposed – 60 foot lot frontage (existing)

*A use variance is required.

**Bulk variances were previously granted under Application #81-ZB-77.

Action to be taken prior to November 6, 2025

Attorney: John Sullivan

John Sullivan, Attorney, is here to represent the application. Court stenographer present; transcripts are on file in the Community Development Office.

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

11. **25-ZB-69/70V** **ACMY**
 Temporary Use
 Block 1701, Lot 2.03
 4100 New Brunswick Avenue
 Applicant would like a six (6) month temporary use for
 trailer storage.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in the M-5 (Industrial) zone
 Proposed – third party trailer storage *
- 21-1101.3** Required – paved parking area
 Proposed – gravel parking area

*The applicant is seeking a temporary use approval.

Action to be taken prior to January 13, 2026
Attorney: Tim Arch

Tim Arch, 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, Waqar Ali, Kalpesh Patel and Chairman Cahill. **NO ON THE MOTION:** None.

**14. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
SEPTEMBER 18, 2025**

- (a) **25-ZB-28V, Delton Black; Denied.**
- (b) **25-ZB-64V, Ronak Patel; Approved.**
- (c) **25-ZB-66V, Fareed Uddin Syed; Approved.**
- (d) **25-ZB-59V, David Losey; Approved.**
- (e) **25-ZB-68V, Ankit Shah; Approved.**

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

**25. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF
SEPTEMBER 18, 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

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

NEXT SCHEDULED MEETING IS OCTOBER 9, 2025 AT 7:00 P.M.

The meeting was adjourned at 8:01 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 September 25, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on October 9, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT