

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, OCTOBER 9, 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: Artie Hayducka, Shawn Cahill Waqar Ali, Steve Weisman, Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel. **ABSENT:** Steve Weisman, Jeff Tillery

Also present: James Kinneally, Esq., 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#7. 25-ZB-62V, Antoinette Rouse-WITHDRAWN BY APPLICANT

#9. 25-ZB-71V, Javanti Patel-Postponed until Nov. 13-Must notice S Plainfield

6. 25-ZB-26V

Heather Pham

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)

Action to be taken prior to September 19, 2025

Anthony Zaliwski, 1102 Hazelwood Avenue, Middlesex, NJ; the brother of the applicant, is sworn in to testify. Ms. Pham, the applicant, is sworn in to testify. Ms. Pham understands that she needs to move the fence back 20 feet from the property line. It is explained that she can put up a 4 foot 50% open fence to the property line and once she hits the 20 foot mark, she can have the 6 foot privacy fence. Mr. Misrahi states that if she needs to be replaced, it can remain now, but if replaced must go into a conforming location; applicant agrees.

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

8. **25-ZB-65V** **Leana Komandis**
 Bulk Variance
 Block 11203, Lot 5; Zone: R-10
 231 Highland Avenue
 Applicant would like to retain AC units on side of home.

VARIANCES REQUIRED:

- 21-627** Required – air conditioning units shall be located a minimum of 10 feet from any property line
 Proposed – air conditioning units located 5 feet from the side yard property line

*Variances for lot area, lot width and lot frontage were previously granted under Application #23-ZB-47V.

Action to be taken prior to November 22, 2025

Leana Komandis, the applicant, is sworn in to testify. Ms. Komandis states that she was in front of the Board in 2023 to construct a new single family house on an undersized lot and was approved. At this time, they are asking for relief to have the air conditioning units only five feet from the property line, where 10 is required. Chairman Cahill asks the Board if they have any questions or comments, none. Public portion open/closed.

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

10. **25-ZB-75V** **Yahaira Gonzalez**
 Bulk Variance
 Block 7105, Lot 2; Zone: R-10
 505 Willow Avenue
 Applicant would like to retain fence in a drainage easement.

VARIANCES REQUIRED:

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

Action to be taken prior to January 3, 2026

Yahaira Gonzalez, the applicant, is sworn in to testify. Mr. Gonzalez states that there is an existing fence over an easement and they would like to keep the fence. Mr. Misrahi states that they don't have an issue with the fence, but the applicant must sign a memorandum of restriction so if the Township ever needs to gain access, it is up to the owner to remove and replace; she agrees. She is also required to obtain a zoning permit for the existing fence. Chairman Cahill asks the Board if they have any questions or comments, none. Public portion open/closed.

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

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- 11. 24-ZB-45V** **Jorge Mina & Luz Buitrago**
 Bulk Variance
 Block 2206, Lot 61.02; Zone: R-7.5
 24 Old New Brunswick Road
 Applicant would like to retain fence and roof; corner lot.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
 Proposed – 19 foot front yard setback (Old New Brunswick Rd.) (existing)
- 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 4 feet from the front yard property line (Old New Brunswick Road) (scaled)
- 21-621** Required – no shed shall be constructed within 3 feet from any property line
 Proposed – shed located 2 feet from the property line (existing)

Action to be taken prior to October 23, 2025

Rosa Mina, daughter, and Jorge Mina, are both sworn in to testify. Ms. Mina states that her parents changed the wood fence to a vinyl fence. Mr. Misrahi states that the fence should be moved back at least 12 feet from the property line. The existing roof over the patio is also not in a conforming location. If the Board were to look favorably on the application, the applicant would be required to obtain the proper permits for the roof. The applicant agrees and will either move the 6 foot fence back 12 feet or replace it with a 4 foot, 50% solid fence on the property line. A landscape buffer is also required per the staff report. Chairman Cahill asks the Board if they have any questions or comments, none. Public portion open/closed.

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

**12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
SEPTEMBER 25, 2025**

- (a) 25-ZB-63V, Barbara Eodice; Approved.**
- (b) 25-ZB-54V, Michael Murray; Approved.**
- (c) 25-ZB-69/70V, ACMY; Approved.**

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

**13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF
SEPTEMBER 25, 2025**

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MOTION was made by Vice-Chairman Weisman to adopt the minutes; second by Mr. Patel.
All in Favor: Mr. Weisman, Mr. Patel, Mr. O'Reggio, Mr. Blount, Mr. Hayducka, Mr. Mitterando

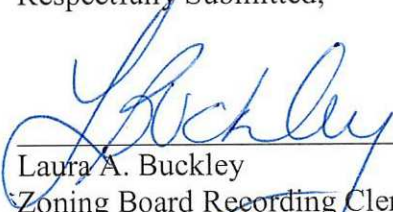
14. ADJOURNMENT

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

NEXT SCHEDULED MEETING IS OCTOBER 23, 2025 AT 7:00 P.M.

The meeting was adjourned at 7:23 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 October 9, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on October 23, 2025.



SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT