

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, OCTOBER 23, 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, Artie Hayducka, Roy O'Reggio, Rodney Blount, Waqar Ali, Jeff Tillery, Bill Mitterando and Chairman Cahill. **ABSENT:** Kalpesh Patel.

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:

- #9 25-ZB-31/32V, MSN Pharmaceuticals, Inc.-Postponed until Dec. 11, 2025; no further notice required.
- #1 25-ZB-44/45VNDK Realty, LLC-Postponed until Nov. 13-No further notice

6. 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)

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

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*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
Attorney: Daven Persaud

Tim Arch, Attorney, is here to represent the applicant. Mr. Arch states that they would like to construct an addition to an existing single family home. Mr. Arch states that Mr. Soni had been in front of the Board previously and put on testimony. It is his understanding that the Board had some concerns with one of the variances being requested. Mr. Soni is getting older and his son, wife and their children will be moving in to help take care of him. ~~Mr. Soni's son is~~ on the meeting. He works from home which is convenient for his father, but he does require space to work.

The request as he understands it is the request for lot coverage. Mr. Arch states that the original plans that were submitted proposed 23.9% building coverage, they went back to the architect and got it down to 22%. Mr. Arch understands the issue but would like to come to a reasonable compromise in the coverage number. Mr. Arch shares his screen with the Board; he believes 21.5% is a good compromise. He shows the left side elevation of the architectural plans. The front of the house facing the street is all the existing home; you would not see it from the street. It will not create any bulk or mass that anyone could see.

A-1, color Google picture of the home as it is now and marked out the addition with the setback. It is in line with the next door neighbor to the right. It actually sticks out more than the their new addition would be. The other neighbor two doors down has a rear addition that is larger than both of the homes. Mr. Arch shows several resolutions that the Board recently approved showing up to an approval for 26%. He goes over the resolutions and shows the numbers.

Mr. Misrahi states that there are several items that could be made smaller in size. One of the reasons that is leading to the staff's opinions is because of the floor plan. It shows a family room on the ground floor, a family room on the second floor, the home office is quite large and a large exercise room. It's their opinion that some of these can be reduced. Chairman Cahill states that he is comfortable with 20.5% or 21%. Mr. Arch states that they will be comfortable with 21%. Mr. Misrahi states that he would like to see the plans first. They will come back on November 13, 2026 for a vote. No further notice required.

7. **25-ZB-73V** **605 Fairview Ave Properties**
Bulk Variance
Block 1405, Lot 10.01; Zone: R-7.5
605 Fairview Avenue
Applicant would like to construct a second story addition and covered front porch.

VARIANCES REQUIRED:

<u>21-501</u>	Required – 25 foot front yard setback Proposed – 15 foot front yard setback (porch) Proposed – 8.5 foot front yard setback (steps)
<u>21-601</u>	Required – no municipal right-of-way shall be encroached upon Proposed – a fence and pavers located within the right-of-way

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21-1101.3 Required – all driveways shall be paved with a hard surface
Proposed – gravel driveway

Action to be taken prior to February 1, 2026
Attorney: Lawrence Sachs

Larry Sachs, Attorney, is here to represent the applicant. Mr. Sachs states that they are here for 605 Fairview Avenue. The applicant would like to construct a second story addition with a covered front porch. They noticed for three (3) variances but he believes that two of them will be eliminated based upon recommendations from the staff. They will remove the fence out of the right-of-way and they will pave the driveway the first 20 feet.

Kermit Hughes, Architect, is sworn in to testify. Mr. Hughes stares his screen with the Board; color rendering of the home showing the front porch. There will be no change to the existing footprint. The only change will be the second floor and putting a roof over the front porch. The home will have three (3) bedrooms upstairs, one downstairs. Mr. Sachs states that the variance they are requesting is for the porch only, not the addition. They will be conforming to all other requirements. Mr. Misrahi states that the required setback is 25 feet, they are proposing 15 feet, which the porch is already existing.

Chairman Cahill asks the Board if there are any other questions or comments; none. 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, Waqar Ali, Jeff Tillery, Bill Mitterando and Chairman Cahill. **NO ON THE MOTION:** None.

8. **25-ZB-72V** **An-Noor Academy, Inc.**
Temporary Use
Block 12201 Lot 9.05 ; Zone: R-15
1000 Hoes Lane

VARIANCES REQUIRED:

21-501 Required – use permitted in the R-15 (Residential) zone
Proposed – expansion of the religious school *

*The applicant is seeking a 6-month temporary use approval.

Action to be taken prior to January 20, 2026
Attorney: Tim Arch

Tim Arch, Attorney, is here to represent the applicant. 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, Artie Hayducka, Roy O'Reggio, Rodney Blount, Waqar Ali, Jeff Tillery, Bill Mitterando and Chairman Cahill. **NO ON THE MOTION:** None.

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10. 24-ZB-69/70V **Venture Net Properties, LLC**
Preliminary & Final Site Plan; Bulk & Use Variance
Block 6003, Lot 3.03; Zone: BP-I
425 Hoes Lane
Applicant would like to construct an addition; utilize existing buildings for combines office, showroom, light assembly, storage and distribution.

VARIANCES REQUIRED:

21-501 Required – use permitted in the Business Professional zone
Proposed – use not permitted in zone (office/wholesale showroom/light assembly/warehouse) *

Required – 80 foot rear yard setback
Proposed – 55 foot rear yard setback

Required – 15 foot rear yard setback for an accessory structure
Proposed – 14 foot rear yard setback for an accessory structure

21-614(b) Required – the installation of two (2) four (4") inch PVC conduit lines along the property frontage
Proposed – no conduit along the property frontage

21-1102 Required – 397 parking spaces
Proposed – 381 parking spaces **

*A use variance is required.

** EV credit deducted from the overall parking requirement (413 parking spaces required minus EV credits).

***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 October 23, 2025
Attorney: Tim Arch

Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. No vote; application will be continued on November 13, 2025 with no further notice required by the applicant.

**12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
OCTOBER 9, 2025**

- (a) 25-ZB-26V, Heather Pham; Approved.
- (b) 25-ZB-62V, Antoinette Rouse; Withdrawn.
- (c) 25-ZB-65V, Leana Komandis; Approved.
- (d) 25-ZB-75V, Yahaira Gonzalez; Approved.
- (e) 24-ZB-45V, Jorge Mina & Luz Buitrago; Approved.

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

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**13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF
OCTOBER 9, 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

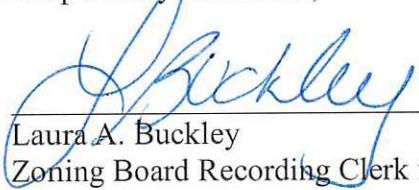
14. ADJOURNMENT

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

NEXT SCHEDULED MEETING IS NOVEMBER 13, 2025 AT 7:00 P.M.

The meeting was adjourned at 8:12 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