

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, NOVEMBER 13, 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, Steve Weisman, Jeff Tillery Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel and Chairman Shawn Cahill. **ABSENT:** Waqar Ali

Also present: James Kinneally, Esq., John Chadwick, PP, 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-43V, Tilakraj Soni-Postponed to December 11, 2025, no further notice
- #9. 25-ZB-78V, Gayatri Nayee-Postponed Dec. 11-no further notice
- #13. 24-ZB-69/70V, Venture Net Properties, LLC- Dec. 11, 2025-no further notice
- #14. 25-ZB-44/45V, NDK Realty, LLC-Postponed Dec. 11-no further notice
- #15. 25-ZB-24V, Edgar Lopez-Postponed until December 11, 2025-Must notice

6. **DISCUSSION:** Adoption of the 2026 Zoning Board of Adjustment Calendar. Carried to the December 11, 2025 meeting.

7. **25-ZB-71V**

Javanti Patel
Bulk Variance
Block 1603, Lot 11; Zone: R-7.5
36 Joyce Drive

Applicant would like to install a fence within the easement.

VARIANCES REQUIRED:

21-501 Required – 25 foot rear yard setback
Proposed – 20.26 foot rear yard setback (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 January 9, 2026

Javanti Patel, and Kinjal Patel (daughter of applicant) are both sworn in to testify. Ms. Patel states that her father would like to install a fence in the easement. Mr. Misrahi states that they

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would need to sign a Memorandum of Restriction, stating that if at anytime the Township needs to gain access to that easement, it is up to the homeowner to remove and replace; they agree. Chairman Cahill asks the Board if they have any further questions or comments; none. Public portion is open/closed.

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

10. 25-ZB-67V Annette Rion-Masaryk
Bulk Variance
Block 7105, Lot 18; Zone: R-10
502 Runyon Avenue
Applicant would like to retain existing fence and accessory structures.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed – 30.32 foot front yard setback (Hudson Street) (existing)
- Required – 100 foot lot width
Proposed – 94 foot lot width (existing)
- Required – 8 foot rear yard setback for an accessory structure
Proposed - .25 foot rear yard setback for an accessory structure (existing)
- Required – 8 foot side yard setback for an accessory structure
Proposed - .92 foot side yard setback for an accessory structure (existing)
- 21-606** Required – no structure located within the sight triangle
Proposed – a chain link fence located within the sight triangle (existing)
- 21-613** Required – 100 foot lot frontage
Proposed – 94 foot lot frontage (existing)
- 21-619.1** Required – in any residential district, no fence located within the front yard setback (35 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 (Hudson Street)

Action to be taken prior to February 7, 2026

Annette Rion-Masaryk, the applicant, is sworn in to testify on her own behalf. Mr. Masaryk states that the fence has been up and she need it up for safety and privacy. She states that there are no safety or visibility issues with the fence being where it is. Mr. Misrahi states that the staff is requesting that the fence be moved back 14 feet off of Hudson. Mr. Masaryk does not agree and wants to leave the fence, and the shed, where it is. Chairman Cahill states that the fence has to be

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moved but the Board will grant her six (6) months to do the work. If the six months is up, she can come back to the Board for another six month extension. Mr. Misrahi states that the shed can remain where it is for now, but if it has to be replaced it must be put in a conforming location by permit. Chairman Cahill asks the Board if there are any further 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:** Artie Hayducka, Steve Weisman, Jeff Tillery Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel and Chairman Shawn Cahill. **NO ON THE MOTION:** None.

- 11. 25-ZB-77V Dipesh Patel**
Bulk Variance
Block 9401, Lot 6.01; Zone: R-20
357 Metlars Lane
Applicant would like to construct second story and single story additions; retain existing accessory building.

VARIANCES REQUIRED:

21-3b Accessory Building

Required – an accessory building shall not exceed 625 square feet
Proposed – an accessory building 676.27 square feet (existing)

21-501

Required – 100 foot lot width
Proposed – 77 foot lot width (existing)

Required – 15 foot side yard setback
Proposed – 11.6 foot side yard setback (existing)
Proposed – 12 foot side yard setback (existing)

Required – 8 foot side yard setback for an accessory structure
Proposed – 3 foot side yard setback for an accessory structure (existing)

21-601

Required – no encroachment in to the municipal right-of-way
Proposed – pillar located within the municipal right-of-way (existing)

21-613

Required – 100 foot lot frontage
Proposed – 77 foot lot frontage (existing)

Action to be taken prior to February 12, 2026

Dipesh Patel, the applicant, is sworn in to testify on his own behalf. Greg Waga, applicant's architect, is also sworn in to testify. Mr. Waga states they would like to construct a second story and single story addition to the existing home. The lot is narrower than required and the home is 2.5 feet into the setbacks on both sides. They want a second story addition on the right side of the home as well as a single story addition off of the rear of the home.

Mr. Waga states that there are pre-existing, non-conforming setbacks. Mr. Misrahi states that there are a few comments in the staff report. There are pillars in the right-of-way which have to

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be removed; they agree. There needs to be a permanent right-of-way dedication to widen Metlars to it's Master Plan width; 8 feet. Fiber optics are required; they agree. It's for Township use so the Township will approve the location. There are no other questions or comments from the Board. Public portion open/closed.

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

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12. **25-ZB-82V** **Barbara Base**
 Bulk Variance
 Block 7703, Lot 5; Zone: R-20
 8 Cameron Road

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 a municipal easement

Action to be taken prior to February 20, 2026

Barbara Base, the applicant, is sworn in to testify on her own behalf. Ms. Base states that she would like to replace her chain link fence with a 6' vinyl fence in an easement. Mr. Misrahi states that she would have to sign the Memorandum of Restriction; she agrees. 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:** Artie Hayducka, Steve Weisman, Jeff Tillery Roy O'Reggio, Rodney Blount, Bill Mitterando, Kalpesh Patel and Chairman Shawn Cahill. **NO ON THE MOTION:** None.

16. **ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
OCTOBER 23, 2025**

- (a) **25-ZB-73V, 605 Fairview Ave Properties; Approved.**
(b) **25-ZB-72V, An-Noor Academy, Inc.; 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
OCTOBER 23, 2025**

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

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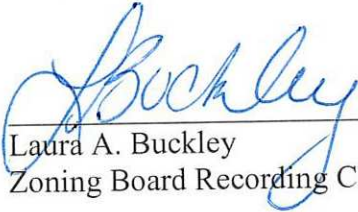
14. ADJOURNMENT

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 DECEMBER 11, 2025 AT 7:00 P.M.

The meeting was adjourned at 7:34 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 November 13, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on December 11, 2025.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT