

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF  
PISCATAWAY TOWNSHIP HELD ON THURSDAY, DECEMBER 11, 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 Vice-Chairman Steve Weisman

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 Waqar Ali. **ABSENT:** Chairman Shawn Cahill

**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:

- #6. 25-ZB-80V, Frantz Canton Postponed to Jan. 15, no further notice
- #7. 25-ZB-74V, Shirene Wheeler-Grant-Postponed to Jan. 15, 2026-Must Notice
- #10. 25-ZB-82V, Wilfredo Pagan-Postponed to Jan. 15, 2026-Must Notice
- #11. 25-ZB-43V, Tilakraj Soni-Postponed until January 29, 2026-no further notice
- #12. 25-ZB-24V, Edgar Lopez-WITHDRAWN BY APPLICANT
- #13. 25-ZB-81V, Hackensack Meridian Urgent Care Plus, PC-WITHDRAWN
- #15. 23-ZB-101/102V, OnSwitch, Inc.-Postponed until Feb. 26, 2026-Will Re-notice
- #16. 25-ZB-31/32VMSN Pharmaceuticals, Inc.-Postponed until Jan. 29. 2026  
(no further notice)

8. **25-ZB-78V**                      **Gayatri Nayee & Anil Limbachiva**  
**Bulk Variances**  
**Block 9701, Lot 82; Zone: R-20**  
**2 Surrey Lane**

Applicant would like to construct a rear two story addition.

**VARIANCES REQUIRED:**

- 21-501**                      Required – lot area 20,000 square feet  
Proposed – lot area 12,442.75 square feet (existing)
- Required – 150 foot lot depth  
Proposed – 120 foot lot depth (existing)
- Required – 40 foot front yard setback  
Proposed – 34.25 foot front yard setback (Surrey Lane)  
Proposed – 34.25 foot front yard setback (Morris Avenue)
- Required – 15 foot side yard setback  
Proposed – 10.59 foot side yard setback

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Required – maximum building coverage 20 percent  
Proposed – 21.7 percent building coverage

**Action to be taken prior to January 31, 2026**

Gayatri Nayee, the applicant, is sworn in to testify on her own behalf. She was instructed to reduce the size of the addition by staff and has new plans drawn up by her architect. They will be constructing a second story addition above the garage and a family room. Ms. Nayee will resubmit new plans to the staff for review. They agree on 21% building coverage and approval by staff. Vice-Chairman Weisman asks the Board if they have any further questions or comments; none. Public portion is open/closed.

**MOTION** was made by Vice-Chairman Weisman 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 Waqar Ali. **NO ON THE MOTION:** None.

9.     **25-ZB-84V**                    **Rebecca McCarthy**  
   **Bulk Variance**  
   **Block 1815, Lot 1; Zone: R-7.5**  
   **37 Carlton Avenue**  
   Applicant would like to construct a deck in the rear yard.

**VARIANCES REQUIRED:**

- 21-501**                    Required – 25 foot rear yard setback  
   Proposed – 15.95 foot rear yard setback (deck)
- 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 along the front yard property line (Smith Street) \*

\*A variance was previously granted under Application #25-ZB-12V.

**Action to be taken prior to March 11, 2026**

Rebecca McCarthy, the applicant, is sworn in to testify on her own behalf. Ms. McCarthy states that she would like to install a second floor deck for more outdoor space. She has a small back yard and would like more areas to enjoy it. Mr. Misrahi asks if she can just put in a patio for more living space. She states that she has a patio, but would like this deck on the second floor. She will have sliding doors installed and would like to be able to come out on to the deck.

Mr. Misrahi states that there would only be about 16 feet between the deck and the property line. He would like to see it reduced in size. Ms. McCarthy states that she could bring it in a couple of feet. It is recommend that the deck be brought in two feet; it will be 10 feet x 18 feet. Vice-Chairman Weisman asks the Board if they have any further questions or comments; none. Public portion is open/closed.

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**MOTION** was made by Vice-Chairman Weisman 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 Waqar Ali. **NO ON THE MOTION:** None.

- 14. 25-ZB-79V Fairways Commercial North, LLC**  
**Use Variance**  
**Block 9001, Lot 44.14; Zone: TV**  
**1636 Stelton Road**  
Applicant would like to use space for a veterinary office.

**VARIANCES REQUIRED:**

- 21-501** Required – use permitted in the Transit Village (TV) zone  
Proposed – use not permitted in zone (veterinary office) \*

\*A use variance is required.

**Action to be taken prior to March 2, 2026**

Doug Wolfson, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

**MOTION** was made by Vice-Chairman Weisman 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 Waqar Ali. **NO ON THE MOTION:** None.

- 17. 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 \*\*

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\*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 December 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.

**MOTION** was made by Vice-Chairman Weisman 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 Waqar Ali. **NO ON THE MOTION:** None.

Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

- 18. 25-ZB-44/45V NDK Realty, LLC**  
**Preliminary & Final Site Plan; Use & Bulk Variances**  
**Block 5101, Lots 8, 9, 10.01, 6.02, 7.02**  
**1614, 1608, 1600 S Washington Avenue**  
Applicant would like to construct a gas station and possible hotel.

**VARIANCES REQUIRED:**

- 21-501** Required – use permitted in zone (light industrial)  
Proposed – use not permitted in zone (service station and convenience store) \*
- Required – minimum floor area 20,000 square feet  
Proposed – floor area 5,670 square feet
- Required – minimum lot depth 300 feet  
Proposed – lot depth 243.38 feet (Centennial Avenue)  
Proposed – lot depth 179.59 feet (South Washington Avenue)
- Required – 80 foot front yard setback  
Proposed – 62.25 foot front yard setback (canopy) (South Washington Avenue)
- Required – 100 foot front yard setback for an accessory structure  
Proposed – 8 foot front yard setback for an accessory structure (air/vacuums)
- 21-614.b** Required – installation of two (2) four (4) inch PVC conduit lines along all property frontages  
Proposed – no conduit

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- 21-619.2** Required – maximum fence height within the front yard setback in an industrial zone, 6 feet  
Proposed – a fence 4 feet in height, located on a wall 4 feet in height, for a total height of 8 feet
- 21-622** Required – a fence, at least 5 feet in height, located around the basins  
Proposed – no fencing around the basins
- 21-1101.2** Required – parking may be located in a front yard but no closer than 25 feet to the street line in industrial zones  
Proposed – parking located 8.77 feet from the street line
- Required – no more than ½ of the parking shall be located in a front yard  
Proposed – more than ½ of the parking is located in the front yard
- Required – all loading and storage areas and front yard parking areas shall be buffered from view of the street and adjacent properties by use of a planted screen  
Proposed – no planted screen
- 21-1203.3** Required – each building may have a sign attached to two separate facades of the building  
Proposed – two signs on each façade, for a total of 4 façade signs on the building
- 21-1203.4** Required – 50 foot setback for a free-standing sign  
Proposed – 20 foot setback for a free-standing sign
- Required – one free-standing sign  
Proposed – two free-standing signs

\*A use variance is required.

**Action to be taken prior to January 6, 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. Applicant will be continued on January 29, 2026 with no further notice required by the applicant.

**19. DISCUSSION:** Adoption of the 2026 Zoning Board of Adjustment Calendar

Mr. Kinneally asks the Board if they have reviewed the 2026 calendar and have any questions or comments; none.

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

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20. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF NOVEMBER  
13, 2025

- (a) 25-ZB-71V, Javanti Patel; Approved
- (b) 25-ZB-67V, Annette Rion-Masaryk; Approved.
- (c) 25-ZB-77V, Dipesh Patel; Approved.
- (d) 25-ZB-82V, Barbara Base; Approved.

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

21. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF NOVEMBER 13, 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

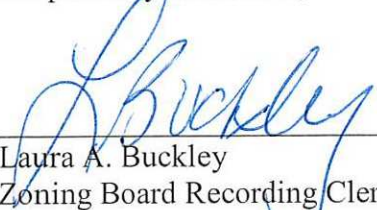
22. ADJOURNMENT

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

**NEXT SCHEDULED MEETING IS JANUARY 15, 2026 AT 7:00 P.M.**

The meeting was adjourned at 9:50 P.M.

Respectfully Submitted,

  
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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 December 11, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on January 15, 2026.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT