

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MARCH 27, 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, Rodney Blount, Artie Hayducka, Kalpesh Patel, Roy O'Reggio, Bill Mitterando. **ABSENT:** Jeff Tillery and 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. CHANGES TO THE AGENDA:** Mr. Kinneally states that #8, 24-ZB-76V, Mary Jo Barnowski has been postponed to May 22, 2025-Applicant must notice. #9 23-ZB-101/102V, OnSwitch, has been postponed to May 22, 2025; no further notice.

**6. 24-ZB-10V Kevin Toval-Reyes  
Bulk Variance  
Block 6909, Lot 1; R-10 Zone  
501 Plainfield Avenue**  
Applicant would like to install a 6' privacy fence in the front yard setback and retain shed; corner lot.

**VARIANCES REQUIRED:**

- 21-501** Required – 10 foot side yard setback  
Proposed – 9.5 foot side yard setback (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 along the front yard property line (Wade Street)
- 21-621** Required – no shed shall be constructed within 3 feet from any property line  
Proposed – shed located 2 feet from the rear yard property line (existing)

**Action to be taken prior to June 22, 2025**

Kevin Toval-Reyes, the applicant, is sworn in to testify on his behalf. Mr. Reyes states that he moved here from Elizabeth with his family. He would like to install a 6' privacy fence not just for privacy, but for safety. He states that recently he had two strange men walking near his

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backyard and they gave him a story about why they were there. Mr. Reyes is a Police Officer and would like the fence for safety as well as some privacy for his family and pets. Mr. Misrahi states that the required setback for this property is 35 feet for a privacy fence, he would like the fence moved in 15 feet to be more in line; Mr. Reyes agrees. Public portion open/closed.

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

10. **24-ZB-78/79V**      **Manjit Bajwa Singh**  
**Preliminary & Final Site Plan, Use & Bulk Variances**  
**Block 402, Lot 1.01; Zone: R-7.5**  
**1781 West 7<sup>th</sup> Street**  
Applicant would like to construct a gas station with a convenience store.

**VARIANCES REQUIRED:**

- 21-501**      Required – use permitted in a residential use  
Proposed – use not permitted in zone (gas station and convenience store) \*
- Required – 60 foot front yard setback  
Proposed – 16.2 foot front yard setback for an accessory structure (canopy) (W 7<sup>th</sup> Street)  
Proposed – 17.3 foot front yard setback for an accessory structure (canopy) (Walnut Street)
- Required – 75 foot lot width  
Proposed – 56.8 foot lot width (existing)
- 21-613**      Required – 75 foot lot frontage  
Proposed – 56.8 foot lot frontage (existing)
- 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
- 21-619.1**      Required – no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50% solid material  
Proposed – a 6 foot fence partially located within the front yard setback line (refuse enclosure)
- 21-1101.2**      Required – no more than ½ of the required parking shall be located in the front yard  
Proposed – more than ½ of the required parking is located within the front yard
- 21-1201**      Required – signs permitted in a residential zone  
Proposed – a 72 square foot free-standing sign, 18 feet in height, located 10 feet from the property line  
Proposed – a façade sign, 35 square feet in area

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\*A use variance is required.

**Action to be taken prior to April 16, 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. Application was approved.

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

**10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MARCH 13, 2025**

- (a) 25-ZB-07V, DiDi & Yifei Jiao; Approved.
- (b) 25-ZB-01V, Tyler Beauchea; Approved.
- (c) 25-ZB-08V, Kenneth Jay Pine; Approved.
- (d) 24-ZB-06V, Kon Yen; Approved.

**All in Favor:** Chairman Cahill, Mr. O'Reggio, Mr. Patel, Mr. Mitterando, and Mr. Weisman.

**11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MARCH 13, 2025**

**MOTION** was made by Chairman Cahill to adopt the minutes; second by Mr. Patel.

**All in Favor:** Chairman Cahill, Mr. O'Reggio, Mr. Patel, Mr. Mitterando, and Mr. Weisman

**12. ADJOURNMENT**

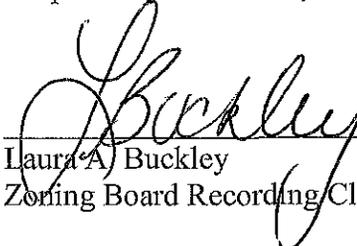
**MOTION** was made by Chairman Cahill to Adjourn the meeting; second by Mr. Hayducka.

**ALL IN FAVOR:** Aye      **OPPOSED:** None

**NEXT SCHEDULED MEETING IS APRIL 10, 2025 AT 7:00 P.M.**

The meeting was adjourned at 7:15 P.M.

Respectfully Submitted,

  
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Laura A. Buckley  
Zoning Board Recording Clerk for Shawn Cahill, Secretary

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**I certify that the foregoing is a true and correct copy of the Minutes from the Regular Meeting of March 27, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on April 10, 2025.**



**SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT**