

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 10, 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, Jeff Tillery, Roy O'Reggio, Bill Mitterando, Kalpesh Patel, Waqar Ali. **ABSENT:** Artie Hayducka, Rodney Blount.

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 some changes to tonight's agenda: # 7, 25-ZB-09V, Qassim Badat-Postponed until May 8, 2025-Must Notice. #'s 10 & 11, 24-ZB-58V, Ronko Development, Inc. and 24-ZB-59V, Ronko Development, Inc. have both been withdrawn by the applicant.
6. **DISCUSSION:** Application # 24-ZB-74V, 1600 W 4th Street. Applicant would like reconsideration from the prior approval of February 27, 2025.

Lucas Garciarena, the applicant, is sworn in to testify. Mr. Garciarena states that at the last meeting he misunderstood where the fence needed to be. Mr. Kinneally states that he can come back to the Board to seek relief from that condition. He wanted to just replace the existing chain link fence with a 6' vinyl fence in the same location. The Board had previously approved him to move the fence to meet the house; which would take up a lot of space in his backyard.

Mr. Garciarena shares his screen with the Board and explains the reason for reconsideration. The Board agrees that the new solid fence can replace the existing chain link fence on the Elk Street side. The other side will remain open or the applicant can install a 4 foot 50% open fence if they want by permit. Public portion open/closed.

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

8. **25-ZB-13V** **Carlos Serrano**
 Bulk Variance
 Block 1207, Lot 5; Zone: R-10
 101 Central Avenue
 Applicant would like to retain existing fence in front yard setback.

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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 vinyl fence located 30 feet from the front yard property line (Dryden Street)

Action to be taken prior to July 11, 2025

Geraldine Pacheco, the owner, is sworn in to testify on her own behalf. Ms. Pacheco states that they had a fence company install the fence. Originally they were going to do a 4' picket and then a 6' fence, they did get a permit. Then they decided not to do the 4 foot fence and just the 6 foot solid fence. The contractor came out an additional 5 feet that is required and they will not call her back to fix it. Mr. Misrahi states that he would like some landscaping in front of the fence to soften it; she agrees. Chairman Cahill opens it up to the public; public closed.

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

9. 25-ZB-12V

**Rebecca McCarthy
Bulk Variance**

**Block 1815; Lot 1; Zone: R-7.5
37 Carlton Avenue**

Applicant would like to retain existing fence in front yard setback.

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 vinyl fence located along the front yard property line (Smith Street)

Action to be taken prior to July 11, 2025

Rebecca McCarthy, the applicant, is sworn in to testify on her own behalf. Ms. McCarthy states that she has lived here for over 25 years. She had a fence installed on a corner lot and would like to keep it where it is. Her grandkids use the tree swing in the back yard and if she moves it back it wouldn't work. Mr. Misrahi states that it shouldn't be an issue but it's up to the Board. Chairman Cahill asks the Board if they have any further questions or comments; none. Public portion open/closed.

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

**12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
MARCH 27, 2025**

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- (a) 24-ZB-10V, Kevin Toval-Reyes; Approved.
- (b) 24-ZB-78/79V, Manjit Bajwa Singh; Approved.

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

**13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF
MARCH 27, 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. Mitterando, Mr. Ali and Chairman Cahill

14. ADJOURNMENT

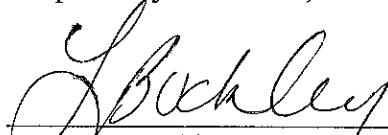
MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel.

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

NEXT SCHEDULED MEETING IS APRIL 24, 2025 AT 7:00 P.M.

The meeting was adjourned at 7:19 P.M.

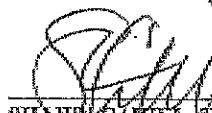
Respectfully Submitted,



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 April 10, 2025 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on April 24, 2025.



SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT