

PISCATAWAY TOWNSHIP
BOARD OF ADJUSTMENT – REGULAR MEETING
THURSDAY, AUGUST 14, 2025 AT 7:00 P.M.
NO APPLICATIONS AFTER 10:30 P.M.
NO TESTIMONY AFTER 11:00 P.M.

Rev. 8-12-2025

1. **CALL TO ORDER**
2. **OPEN PUBLIC MEETING NOTICE**
3. **ROLL CALL**
4. **SALUTE TO THE FLAG**
5. **CHANGES TO THE AGENDA**

6. **25-ZB-21V** **Alycia Heminez-WITHDRAWN**
Bulk Variance
Block 11216, Lot 14; Zone: R-15
20 Mitchell Avenue
Applicant would like to retain bathroom in rear section of garage.

Action to be taken prior to August 5, 2025

7. **25-ZB-51V** **Vipul Patel**
Bulk Variance
Block 2501, Lot 5.01; Zone: R-15
11 Christopher Court
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 an easement

Action to be taken prior to October 2, 2025

8. **25-ZB-22V** **Stephen Edens**
Bulk Variance
Block 1935, Lot 10.01; Zone: R-7.5
1 Vogel Avenue
Applicant would like to retain fence and shed; corner lot.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 7,500 square feet
Proposed – lot area 4,992.52 square feet (existing)
- Required – 75 foot lot width
Proposed – 50 foot lot width (existing)
- Required – 25 foot front yard setback
Proposed – 8.5 foot front yard setback (steps) (existing)
- Required – maximum building coverage 20 percent
Proposed – 26.83 percent building coverage

- 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 within the front yard setback line (Vogel Ave. & William St.)

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 14, 2025

- 21-621** Required – no shed shall be located within the front yard
Proposed – a shed located within the front yard
- Required – no shed shall be higher than 9 feet above ground level
Proposed – a shed 9.83 feet in height

Action to be taken prior to August 15, 2025

9. **25-ZB-43V** **Tilakraj Soni-Postponed until September 18, 2025**
 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

*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

10. **25-ZB-57V** **Amitava Roy**
 Bulk Variance
 Block 7508, Lot 13; Zone: R-15
 973 E Lincoln Avenue
 Applicant would like to construct a roof over front porch.

VARIANCE REQUIRED:

- 21-501** Required – 40 foot front yard setback
 Proposed – 33.8 foot front yard setback

PENDING VARIANCE APPLICATION:

- 21-601** Required – no easement shall be encroached upon or reduced in any manner
 Proposed – a fence located over an easement

- 21-619.1** Required – in any residential district, no fence located within the front yard setback (40 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 20 feet from the front yard property line

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 14, 2025

EXISTING VARIANCES:

- 21-501** Required – minimum lot area 15,000 square feet
Proposed – lot area 10,112.37 square feet
- Required – 100 foot lot width
Proposed – 90 foot lot width
- Required – 40 foot front yard setback
Proposed – 35.7 foot front yard setback
Proposed – 38.8 foot front yard setback
- Required – 25 foot rear yard setback
Proposed – 15.8 foot rear yard setback

*Application #25-ZB-30V is scheduled for a hearing before the Zoning Board of Adjustment on 6/26/25.

Action to be taken prior to October 20, 2025

11. **25-ZB-52V** **Alonzo T. Bryant**
 Bulk Variance
 Block 3001, Lot 14; Zone: R-10
 6 Jersey Avenue
 Applicant would like to install AC unit within side yard setback.

VARIANCES REQUIRED:

- 21-627** Required – air conditioning unit shall be located a minimum of 10 feet from any property line
Proposed – air conditioning unit located 8 feet from the side yard property line

Action to be taken prior to October 20, 2025

12. **25-ZB-26V** **Heather Pham**
 Bulk Variance
 Block 2301, Lot 30; Zone: R-15
 281 Grandview Avenue
 Applicant would like to retain 6' privacy fence, corner lot and retain existing shed.

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 wooden fence located along the front yard property line (North Randolphville Road)
- 21-621** Required – no shed shall be located within 3 feet from any property line
Proposed – shed located 1 foot from the side yard property line (existing)

Action to be taken prior to September 1, 2025

13. **25-ZB-23** **Muslim Center of Middlesex County**
 Final Major Subdivision
 Block 12201, Lots 3, 4 & 9.03: Zone: R-15
 1000 Hoes Lane/617 & 613 Hoes Lane West

Action to be taken prior to October 20, 2025

Attorney: Tim Arch

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 14, 2025

14. **25-ZB-28V** **Delton Black-Postponed until September 18, 2025**
 Bulk Variance
 Block 205, Lot 22.01; Zone: R-7.5
 1717 S 2nd Street
 Applicant would like to construct an accessory structure larger than previously granted.

VARIANCES REQUIRED:

21-3b Accessory Building

Required – an accessory building shall not exceed 25 feet by 25 feet or 625 square feet

Proposed – an accessory building 18.01 feet by 44.85 feet or 807.75 square feet (garage)*

21-501

Required – 60 foot front yard setback for an accessory structure

Proposed – 50.16 foot front yard setback for an accessory structure (garage)

Required – 8 foot side yard setback for an accessory structure

Proposed – an accessory structure located 7.33 feet and 7.64 feet from the side yard property lines (garage)

Required – maximum building height for an accessory structure, 18 feet

Proposed – an accessory structure 22 feet in height (garage)

*A variance was granted under Application #18-ZB-21V for a 680 square foot accessory structure.

Action to be taken prior to October 5, 2025

15. **24-ZB-45V** **Jorge Mina & Luz Buitrago-Postponed until Sept. 25-Must Notice**
 Bulk Variance
 Block 2206, Lot 61.02; Zone: R-7.5
 24 Old New Brunswick Road
 Applicant would like to retain fence and roof; corner lot.

VARIANCES REQUIRED:

21-501

Required – 25 foot front yard setback

Proposed – 19 foot front yard setback (Old New Brunswick Rd.) (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 4 feet from the front yard property line (Old New Brunswick Road) (scaled)

21-621

Required – no shed shall be constructed within 3 feet from any property line

Proposed – shed located 2 feet from the property line (existing)

Action to be taken prior to October 23, 2025

16. **25-ZB-60V** **Hira Gilani**
 Bulk Variance
 Block 6307, Lot 26; Zone: R-20
 519 Lynwood Street
 Applicant would like to install a 6' fence in the front yard setback; corner lot.

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 14, 2025

Variances Required:

21-501

Required – minimum lot area 20,000 square feet
Proposed – lot area 10,193.04 square feet (existing)

Required – 100 foot lot width
Proposed – 89.28 foot lot width (existing)

Required – 150 foot lot depth
Proposed – 115.04 foot lot depth (existing)

Required – 40 foot front yard setback
Proposed – 25.8 foot front yard setback (existing)

Required – 30 foot rear yard setback
Proposed – 19 foot rear yard setback (existing)

21-613

Required – 100 foot lot frontage
Proposed – 89.28 foot lot frontage (existing)

21-619.1

Required – in any residential district, no fence located within the front yard setback (40 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 10 feet from the front yard property line (Buttonwood Drive)

Action to be taken prior to October 29, 2025

17. 25-ZB-58V

Shailesh & Sonal Patel

Bulk Variance

Block 2301, Lot 80; Zone: R-15

9 Lucille Court

Applicant would like to install a gate/fence over an easement.

VARIANCES REQUIRED:

21-601

Required – no easement shall be encroached upon or reduced in any manner
Proposed – a fence located over a sanitary sewer easement

Action to be taken prior to October 27, 2025

18. 25-ZB-61V

Gordon Akwera

Bulk Variance

Block 6921, Lot 10; Zone: R-10

524 Shirley Parkway

Applicant would like to install an AC unit on the side of the home.

VARIANCES REQUIRED:

21-627

Required – air conditioning unit shall be located a minimum of 10 feet from any property line

Proposed – air conditioning unit located 3.5 feet from the side yard property line

Required – air conditioning unit must be completely behind the building envelope or screened by fencing or other enclosure

Proposed – no fencing/enclosure of the air conditioning unit

Action to be taken prior to November 6, 2025

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 14, 2025

19. **25-ZB-62V** **Antoinette Rouse-Postponed until October 9-Must Notice**
 Bulk Variance
 Block 6602, Lot 32; Zone: R-20
 1 Southview Court
 Applicant would like to install a 6 foot privacy fence; corner lot.

VARIANCES REQUIRED:

21-501 Required – 40 foot front yard setback
 Proposed – 27 foot front yard setback (Southview Court) (existing)
 Proposed – 27.1 foot front yard setback (Pelmont Place) (existing)

21-619.1 Required – in any residential district, no fence located within the front yard setback (40 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 within the front yard setback and along the front yard property line (Pelmont Place)

Action to be taken prior to November 6, 2025

20. **25-ZB-24V** **Edgar Lopez-Postponed until September 25, 2025**
 Use Variance
 Block 1102, Lot 49.01; Zone: M-1
 12 Howard Street
 Applicant would like to retain residential use.

VARIANCES REQUIRED:

21-501 Required – use permitted in the M-1 (Industrial) zone
 Proposed – use not permitted in the zone (Residential) *

*A use variance is required.

Action to be taken prior to November 13, 2025

Attorney: Richard Kaplan

21. **24-ZB-69/70V** **Venture Net Properties, LLC-Postponed to September 25, 2025**
 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

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 14, 2025

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

22. 25-ZB-31/32V MSN Pharmaceuticals, Inc.
Preliminary & Final Site Plan, Use & Bulk Variances
Block 4302, Lot 10.01; Zone: LI-5
20 Duke Road
Applicant would like to expand existing use with a roof expansion and a 4,845 square foot addition.

VARIANCES REQUIRED:

21-501 Required – maximum building height 50 feet
Proposed – a building 70 feet in height *

21-1102 Required – 653 parking spaces
Proposed – 206 parking spaces (includes EV credit)

* A use variance is required per N.J.S.A. 40:55D-70d(6).

Action to be taken prior to October 6, 2025

Attorney: Daven Persaud

23. 25-ZB-37/38V Chanel, Inc.
Preliminary & Final Site Plan, Bulk Variance
Block 6101, Lot 61; Zone: LI-5
876 Centennial Avenue
Applicant would like to install an 8 foot fence within an easement and front yard setback.

VARIANCES REQUIRED:

21-601 Required – no municipal open space, drainage way, right-of- way or easement shall be encroached upon or reduced in any manner
Proposed – fence partially located over a sanitary sewer easement

21-619.2 Required – in any commercial or industrial district, no fence located within the front yard setback shall be over 6 feet in height except that a fence behind the front yard setback line (80 feet) shall be permitted up to 8 feet in height
Proposed – an 8 foot chain link fence located within the front yard setback (43 feet from Knightsbridge Road and 5 feet from Fitz-Randolph Road)

*No fence shall be topped with metal spikes (21-619.3)

Action to be taken prior to November 6, 2025

Attorney: Linsey Neyt

BOARD OF ADJUSTMENT REGULAR MEETING, THURSDAY, AUGUST 14, 2025

24. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JULY 10, 2025

- (a) 25-ZB-49V, Kazi Uddin; Approved.
- (b) 25-ZB-50V, Omar Hegab; Approved
- (c) 25-ZB-46V, Edith Spruill; Approved.
- (d) 25-ZB-48V, Eric Pacansky; Approved.
- (e) 25-ZB-53V, Richard Truong; Approved.
- (f) 25-ZB-55V, Amanda Miskov; Approved.
- (g) 25-ZB-56V, Griselda Garcia; Approved.
- (h) 25-ZB-47V, James Bhiri; Approved.
- (i) 25-ZB-05V, Gindo JL Auto Repair; Approved.

25. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JULY 10, 2025

26. ADJOURNMENT

NEXT SCHEDULED MEETING IS SPETMEBER 18, 2025 AT 7:00 PM

ZOOM INFORMATION: August 14, 2025

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88549217254?pwd=sRhJdXefbz73sVeERWgrvh1tSzRqOh.1>

Join via audio: +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 876 9923 US (New York) +1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 346 248 7799 US (Houston) +1 360 209 5623 US +1 386 347 5053 US +1 408 638 0968 US (San Jose) +1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 689 278 1000 US +1 719 359 4580 US

Webinar ID: 885 4921 7254

Passcode: 701246

International numbers available: <https://us02web.zoom.us/j/kcjK438wmf>

*All documents concerning the applications to be heard are on file with the Board Clerk. To review any documents please call the office at (732) 562-6560 or email lbuckley@piscatawaynj.org.

**As per Law, hand written petitions, letters or emails will not be accepted as opposition or in favor of an application. If you would like to voice an opinion or have questions or comments, you must attend the meeting.