

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 15, 2026**

The Reorganization Meeting of the Piscataway Zoning Board was called to order at 7:00 P.M. online via Zoom, Piscataway, New Jersey, by James Kinneally, Esq..

James Kinneally 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, Rodney Blount, Steve Weisman, Artie Hayducka, Waqar Ali, Bill Mitterando, Roy O'Reggio **ABSENT:** Kalpesh Patel & Jeff Tillery.

**Also present:** James Kinneally, Esq., Jonathan Misrahi, John Chadwick, PP and Laura Buckley, Recording Clerk. It was determined that a quorum was present by roll call.

**4. PLEDGE OF ALLEGIANCE**

**5. ELECTION OF A CHAIRPERSON:**

**MOTION** was made by Steve Weisman to appoint Shawn Cahill as Chairperson; seconded by Waqar Ali. **ALL IN FAVOR:** Unanimous; **OPPOSED:** None

**6. ELECTION OF A VICE-CHAIRPERSON:**

**MOTION** was made by Shawn Cahill to appoint Steve Weisman as Vice-Chairperson; seconded by Waqar Ali. **ALL IN FAVOR:** Unanimous; **OPPOSED:** None

**7. ELECTION OF A SECRETARY:**

**MOTION** was made by Steve Weisman to appoint Shawn Cahill as Secretary; seconded by Roy O'Reggio. **ALL IN FAVOR:** Unanimous; **OPPOSED:** None

**8. APPOINTMENT OF A BOARD ATTORNEY:**

**MOTION** was made by Shawn Cahill to appoint James Kinneally as the Board Attorney; seconded by Roy O'Reggio. **ALL IN FAVOR:** Unanimous; **OPPOSED:** None

**9. APPOINTMENT OF A PLANNER:**

**MOTION** was made by Shawn Cahill to appoint John Chadwick as Board Planner; seconded by Roy O'Reggio. **ALL IN FAVOR:** Unanimous; **OPPOSED:** None

**10. APPOINTMENT OF A RECORDING CLERK:**

**MOTION** was made by Shawn Cahill to appoint Laura Buckley as Recording Clerk; seconded by Roy O'Reggio. **ALL IN FAVOR:** Unanimous; **OPPOSED:** None

**11. COMMITTEE APPOINTMENTS:**

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 15, 2026**

**a. SUBDIVISION COMMITTEE (3)**

1. Committee Members:
  - Roy O'Reggio, Jeff Tillery, Bill Mitterando
  - 1. Election of Committee Chairperson
  - Jeff Tillery

**b. SITE PLAN COMMITTEE (3)**

1. Committee Members:
  - Rodney Blount, Waqar Ali, Kalpesh Patel
2. Election of Committee Chairperson
  - Waqar Ali

The Regular Meeting of the Piscataway Zoning Board was called to order at 7:05 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, Rodney Blount, Steve Weisman, Artie Hayducka, Waqar Ali, Bill Mitterando, Roy O'Reggio **ABSENT:** Kalpesh Patel & Jeff Tillery.

**Also present:** James Kinneally, Esq., Jonathan Misrahi, John Chadwick, PP and Laura Buckley, Recording Clerk. It was determined that a quorum was present by roll call.

5. Mr. Kinneally states that there are some changes to tonight's agenda:
  - #9, 25-ZB-80V, Frantz Canton-Postponed until Jan. 29-no further notice
  - #11, 25-ZB-82V, Wilfredo Pagan-Postponed Feb. 12, 2026-Must Notice
  - #13, 25-ZB-86V, Jose Castro --Postponed Feb. 12, 2026-Must Notice
6. **DISCUSSION:** Application # 23-ZB-64/65V, VYO-USA, LLC, One (1) Year Extension of Time request. James Stahl, Attorney.

Mr. Kinneally states that the application is in front of the Board for a one year extension of time for a previous approval. The applicant is still trying to perfect that approval. Since time has run out, they have asked for that extension. As long as the Board feels that the applicant is working to perfect this project, there should be no issues granting the extension. Mr. James Stahl states that they are a non-for profit organization and are still doing fundraising for the funds and other items in order for the project. Public portion open/closed.

**MOTION** was made by Chairman Shawn Cahill to approve the extension of time; seconded by Mr. Weisman. **YES ON THE MOTION: PRESENT:** Rodney Blount, Steve Weisman, Artie Hayducka, Waqar Ali, Bill Mitterando, Roy O'Reggio and Chairman Shawn Cahill. **NO ON THE MOTION:** None.

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF  
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 15, 2026

7.      **25-ZB-83V**                    **Teshia Daly-Butler**  
  **Bulk Variance**  
  **Block 1002, Lot 21.01; Zone: R-7.5**  
  **436 Anthony Avenue**  
  Applicant would like to retain 6 foot fence, corner lot.

**VARIANCES REQUIRED:**

**21-606**            Required – no fence over 2.5 feet shall be located within the sight triangle  
                          Proposed – a 6 foot solid fence located partially within the sight triangle

**21-619.1**        Required – in any residential district, no fence located within the front yard  
                          setback (25 feet) shall be over four feet in height and/or consist of no more than  
                          50% solid material  
                          Proposed – a 6 foot solid fence located within the front yard setback and along the  
                          front yard property line (Center Street)

**Action to be taken prior to March 14, 2026**

Teshia Daly-Butler, the applicant, is sworn in to testify on her own behalf. Mr. Butler states that she is here for her fence on a corner lot. Mr. Misrahi states that in the staff report it is recommended that she moves the fence back 12 feet from the property line and has to install a landscape buffer; she agrees to the report. Public portion open/closed.

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

8.      **25-ZB-85V**                    **Scott Ulrich**  
  **Bulk Variance**  
  **Block 10901, Lot 3; Zone: RR-1**  
  **706 River Road**  
  Applicant would like to rebuild existing garage.

**VARIANCES REQUIRED:**

**21-501**            Required – minimum lot area 43,000 square feet  
                          Proposed – lot area 19,602 square feet (existing)

                          Required – 150 foot lot width  
                          Proposed – 55 foot lot width (existing)

                          Required – 50 foot front yard setback  
                          Proposed – 27.5 foot front yard setback (existing)

                          Required – 25 foot side yard setback  
                          Proposed – 12.4 foot side yard setback (existing)

                          Required – 15 foot side yard setback for an accessory structure  
                          Proposed – 2 foot side yard setback for an accessory structure (garage)

**21-613**            Required – 150 foot lot frontage  
                          Proposed – 55 foot lot frontage (existing)

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 15, 2026**

**21-1101.3** Required – paved driveway  
Proposed – partially paved driveway (existing)

**Action to be taken prior to March 17, 2026**  
**Attorney: Kevin Morse**

Kevin Morse, Attorney, is here to represent the application. Mr. Morse states that this is an application for a garage at 706 River Road in Piscataway Township. The property consists of a single family dwelling with a detached garage. Scott Ulrich, owner, is sworn in to testify. Mr. Ulrich states that he has owned the home since 1995; he is a retired police officer. They have the tax records which show the garage was there since 1956, over 90 years.

Mr. Ulrich states that he hired a contractor to fix the garage but it was not repairable and had to be replaced. He had gone to the building department to obtain permits to replace the garage and was told it was 2 feet from the property line and would need a variance. Mr. Morse states that they received a copy of the staff report and will comply. Mr. Misrahi states that #4 on the report will be waived; no fines. There is a hardship since the existing lot is undersized and the original garage has been there for over 90 years. They will obtain a flood certification for the garage; Mr. Misrahi agrees. Chairman Cahill asks the Board if they have any questions or comments; none. Public portion open/closed.

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

**10. 25-ZB-74V Shirene Wheeler-Grant**  
**Bulk Variances**  
**Block 106, Lot 3.01; Zone: R-7.5**  
**1436 West 4<sup>th</sup> Street**  
Applicant would like to reconstruct home due to fire damage.

**VARIANCES REQUIRED:**

**21-501** Required – minimum lot area 7,500 square feet  
Proposed – lot area 6,712 square feet (existing)

Required – 75 foot lot width  
Proposed – 40 foot lot width (existing)

Required – 25 foot front yard setback  
Proposed – 21 foot front yard setback  
Proposed – 16 foot front yard setback (porch overhang)

Required – 8 foot side yard setback  
Proposed – 4 foot side yard setback

Required – 60 foot front yard setback for an accessory structure  
Proposed – 55.5 foot front yard setback for an accessory structure (shed) (existing)

Required – 8 foot side yard setback for an accessory structure  
Proposed – 2.83 foot side yard setback for an accessory structure (shed) (existing)

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 15, 2026**

**21-601** Required – no municipal right-of-way shall be encroached upon  
Proposed – block wall/steps located within the right-of-way (existing)

**21-613** Required – 75 foot lot frontage  
Proposed – 40 foot lot frontage (existing)

**Action to be taken prior to February 17, 2026**  
**Attorney: Richard Kaplan**

Richard Kaplan, Attorney, is here to represent the applicant. Mr. Kaplan states that he property is located in a R-7.5 zone, residential single family. The home needs to be rebuilt because of fire damage. The lot is undersized and has two front yards; front and rear yard (Evona Ave). The second floor has severely angled ceilings so it's basically a ½ floor. They would like to make the second floor a true second floor by making the roof line higher. There will be no additional bedrooms, the same amount that they have now just will a normal size and shape.

Derek Grant, the owner, is sworn in to testify. He states that they would like to make the roof better than it was, they purchased the home in 2000. The front yard has a retaining wall with a large tree next to it. They had taken the wall down but the roots were exposed and the tree almost died. They needed to put the retaining wall back up. Almost all of the homes on the street have the same type of retaining wall. The shed in the rear yard, which is in the front yard setback, has been there and is on a concrete foundation and would be very difficult to move. Mr. Grant states that they would like a covered front porch to help with the weather; the landing freezes and gets icy.

Chuck Maillet, architect, is sworn in to testify; he is accepted by the Board. Mr. Maillet states that the bulk variances requested are existing conditions that are non-conforming. He lists the variances for the Board on record. The front yard setback that is required is 25 feet, the house is 21 feet and with the overhang over the front porch they would have a setback of 16 feet. Mr. They just want to keep the footprint of the house as is, keep the existing shed and raise the roof line to make the bedrooms more usable.

Mr. Misrahi states that as of right now, there are no planned projects on that road to widen it. If there comes a time that there is a project, there is a good chance that the existing retaining wall would have to be removed; they agree. Chairman Cahill asks the Board if they have any questions or comments; none. Public portion open/closed.

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

**12. 25-ZB-89V Balakrishna Pedada**  
**Bulk Variance**  
**Block 9001, Lot 19; Zone: R-10**  
**53 School Street**  
Applicant would like to retain existing garage and stone drive.

**VARIANCES REQUIRED:**  
**21-3b Accessory Building**

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 15, 2026**

Required – an accessory building shall not exceed 25 feet by 25 feet  
Proposed – an accessory building 26.2 x 22.4 (detached garage) (existing)

**21-1101.3** Required – driveway paved with a hard surface  
Proposed – stone driveway (existing)

**Action to be taken prior to April 7, 2026**

Balakrishna Pedada, the applicant, is sworn in to testify on his own behalf. Mr. Pedada states that he purchased the home so he can construct a new single family home. But at this time he would like to rent the property until he is ready to build. He purchased the home as-is with no inspection. Once he had an inspection by the Township for the rental use, it was discovered that there were issues with the garage and stone driveway. He was told that the garage is too large and the driveway needs to be paved.

Mr. Pedada states that he does not want to pave the driveway at this time considering he wants to construct a new home down the line. Mr. Misrahi states that as per the staff report, it is recommended that he pave the first 20 feet of the driveway to keep the rocks off of the road. The garage can remain, but if needs to be replaced it must be reduced and put in a conforming location by permits. After some discussion, they agree on fifteen (15) feet and is given 90 days to have it paved. Chairman Cahill asks the Board if they have any questions or comments; none. Public portion open/closed.

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

**14. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF DEC. 11, 2025**

- (a) **25-ZB-78V, Gayatri Nayee; Approved.**
- (b) **25-ZB-84V, Rebecca McCarthy; Approved.**
- (c) **25-ZB-79V, Fairways Commercial North, LLC; Approved.**
- (d) **24-ZB-69/70V, Venture Net Properties, LLC; Approved.**
- (e) **25-ZB-24V. Edgar Lopez; Withdrawn by Applicant.**

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

**15. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF DEC. 11, 2025**

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

**16. ADJOURNMENT**

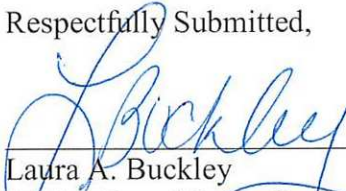
**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF  
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 15, 2026**

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

**NEXT SCHEDULED MEETING IS JANUARY 29, 2026 AT 7:00 P.M.**

The meeting was adjourned at 7:54 P.M.

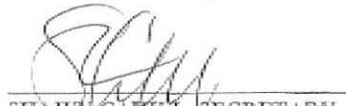
Respectfully Submitted,



\_\_\_\_\_  
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 January 15, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on January 29, 2026.**



\_\_\_\_\_  
SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT