

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JANUARY 29, 2026**

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-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: Steve Weisman, Rodney Blount, Roy O'Reggio, Bill Mitterando and Waqar Ali.

ABSENT: Jeff Tillery, Shawn Cahill and Kalpesh Patel.

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. CHANGES TO THE AGENDA:

Mr. Kinneally states that there are some changes to tonight's agenda:

- (a) #6, 25-ZB-92V, Alvin Rew-Postponed to Feb. 12, 2026-No further notice
- (b) #8, 25-ZB-91V, Tobias Kihdze-Postponed until Feb. 12-No further notice required
- (c) #10, 25-ZB-43V, Tilakraj Soni-Postponed to February 26, 2026-No further notice
- (d) #12, 25-ZB-31/32V, MSN Pharmaceuticals, Inc.- Feb. 26, 2026-No further notice
- (e) #13, 25-ZB-44/45V, NDK Realty, LLC-Postponed to Feb. 26, 2026-No further notice

7. 25-ZB-80V

Frantz Canton

Bulk Variance

Block 2501, Lot 33.01; Zone: R-15

245 Davis Avenue

Applicant would like to install a fence within an easement, retain deck and shed.

VARIANCES REQUIRED:

21-501

Required – 25 foot rear yard setback

Proposed – 22 foot rear yard setback (deck) (existing)

Required – 8 foot rear yard setback for an accessory structure

Proposed – 4 foot rear yard setback for an accessory structure (shed) (existing)

21-601

Required – no easement shall be encroached upon or reduced in any manner

Proposed – a fence located over a municipal easement

Action to be taken prior to March 3, 2026

Frantz Canton, the applicant, is sworn in to testify on his own behalf. Mr. Canton states that he would like to keep his existing fence located within the easement. He states that the fence was

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there when he purchased the home. Mr. Kinneally states that if the Board approves the application, it is up to the homeowner to sign a memorandum of restriction. It is up to the homeowner to remove or replace the fence if the Township needs to gain access; he agrees. Public portion open/closed.

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

9. 25-ZB-90V **Sigma Construction, Inc.**
 Bulk Variance
 Block 8509, Lot 6; Zone: R-10
 49 Charles Terrace
 Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 10,000 square feet
 Proposed – lot area 9,375 square feet (existing)
- Required – 100 foot lot width
 Proposed – 75 foot lot width (existing)
- Required – 35 foot front yard setback
 Proposed – 32.9 foot front yard setback
- Required – 8 foot rear yard setback for an accessory structure
 Proposed – 7.5 foot rear yard setback for an accessory structure (existing)
- Required – maximum building coverage 20 percent
 Proposed – 22.5 percent building coverage
- 21-613** Required – 100 foot lot frontage
 Proposed – 75 foot lot frontage (existing)
- 21-614** Required – installation of fiber optic conduit along property frontage
 Proposed – no fiber optic conduit
- 21-627** Required – air conditioning unit located at least 10 feet from the property line and must be screened with fencing and/or landscaping
 Proposed – air conditioning unit located 9.5 feet from the side yard property line with no screening

Action to be taken prior to May 4, 2026
Attorney: James Mitchell

James Mitchell, Attorney, is here to represent the applicant. Mr. Mitchell states that they are here to construct a new single family home at 48 Charles Terrace, block 8509, lot 6. The applicant is a builder that will be constructing the new home for the family that owns the existing home. They applicant plans on redeveloping the existing 9,375 square foot lot located in the R-10 zone. Tonight they are seeking approval for bulk variances for a variety of existing conditions such as lot area, lot width, lot frontage and building coverage. They are also asking for relief for the accessory structure setback.

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Mr. Mitchell states that as per the Township reports, there are variances required front yard setback, side yard setback for the air conditioner unit and relief from the installation of fiber optic conduit. The applicants have agreed to remove the front yard setback issue, the non-conformity of the air conditioner and install the fiber optic; they will revise the plans to show these items.

William Cohen, Architect, is sworn in to testify. Mr. Cohen shares his screen with the Board. He shows a color rendering (A-1) of the home. The original house was built in the 1950s and is a one story ranch. They would like to demolish that home and construct a new two-story home. The home will have four (4) bedrooms, three (3) bathrooms, 2-car garage with a basement; it will be 3,396 square feet. They are required to have 10,000 square feet but existing is 9,375 square feet. The height proposed is 31.5 feet which is under the 35 foot requirement in the zone. They are asking for relief for building coverage where 20% is required and they are proposing 22.5%. The applicant has agreed to push the house back to the 35 foot setback which eliminates a variance. They will remove the existing shed and will install the conduit.

Brian Seidel, PP, is sworn in to testify and is accepted by the Board. Currently, the home is a 1 story ranch without a garage. They would like to construct a two-story with a 2 car garage. They will relocate the AC unit to be in a conforming location. This will be an improvement, they will be reducing impervious coverage. All setbacks will be conforming; rear yard required is 25 feet, they are proposing 50 feet. Mr. Seidel believes these requests are diminutions.

Jonathan Misrahi states that the coverage is still high. If they remove the shed it is will at 21.77% but still over what is required. They would like to see the coverage reduced closer to the 20% that is allowed. Vice-Chairman Weisman asks the Board if they have any other questions or comments; none.

Public portion open:

1. Andrew Zuppari, Planning Student, is sworn in. He states that the architect did a great job and the Board should approve the application.

2. John Watson, 51 Charles Terrace, is sworn in. Mr. Watson states that he is on the garage side of the property and doesn't believe they should be allowed to be 10 feet from the property line. There are no 2 car garages in the neighborhood and none have basements. Even though they are removing a patio, they're making the house bigger. Public portion closed.

Mr. Mitchell states that they will make changes to the plans and resubmit to the Board for the next hearing. They are scheduled for February 12, 2026 with no further notice required by the applicant.

11. 25-ZB-02V

Ed Nugent

Bulk Variance

Block 1517, Lot 12.01; Zone: R-7.5

900 Washington Avenue

Applicant would like to retain existing addition and fence, corner lot.

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VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 7,500 square feet
Proposed – lot area 7,291 square feet (existing)
- Required – 25 foot rear yard setback
Proposed – 21.5 foot rear yard setback (existing)
- 21-601** Required – no encroachment within the municipal right-of-way
Proposed – pillars located within the right-of-way (existing)
- 21-619.1** Required – in any residential district, no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50 percent solid material
Proposed – a portion of a 4 foot fence that is greater than 50% solid material (existing)

Action to be taken prior to May 5, 2026

Ed Nugent, the applicant, is sworn in to testify on his own behalf. Mr. Nugent states that he is here representing the home owner. There is no new construction that is being applied for, there is an existing rear yard addition with a fence in the setback (corner lot). Mr. Misrahi states that as per the staff report dated 1-8-2026, the pillars that are located in the right-of-way must be removed; he agrees. The fence needs to be either moved back or changed into a 4 foot picket (50%) fence; he agrees. The fence must be pushed back 12 feet from the property line; he agrees. The home owner is required to obtain permits for the addition that is existing; he agrees. There are no further questions or comments from the Board. Public portion open/closed.

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

14. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JANUARY 15, 2026

- (a) 25-ZB-83V, Teshia Daly-Butler; **Approved.**
- (b) 25-ZB-85V, Scott Ulrich; **Approved.**
- (c) 25-ZB-74V, Shirene Wheeler-Grant; **Approved.**
- (d) 25-ZB-89V, Balakrishna Pedada; **Approved.**

All in Favor: Mr. O'Reggop, Mr. Ali, Mr. Mitterando Mr. Blount and Mr. Weisman.

15. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JAN. 15, 2026

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

16. ADJOURNMENT

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

NEXT SCHEDULED MEETING IS FEBRUARY 12, 2026 AT 7:00 P.M.

The meeting was adjourned at 7:41 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 29, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on February 12, 2026.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT