

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 12, 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 Chairman Shawn Cahill.

Mr. 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 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:
#8, 25-ZB-82V, Wilfredo Pagan-Postponed March 12, 2026-Must Notice
#6, 25-ZB-86V, Jose Castro --Postponed Feb. 26, 2026-No further notice
#10, 26-ZB-03V, Jorge Mina & Luz Buitrago-Postponed until Feb. 26, 2026-must notice
#11, 25-ZB-90V, Sigma Construction, Inc.-Postponed to February 26-No further notice

7. **25-ZB-92V** **Alvin Rew**
 Bulk Variance
 Block 1404, Lot 7.01; Zone: R-7.5
 132 Lakeview Avenue
 Applicant would like to construct a one story rear yard addition.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 7,500 square feet
 Proposed – lot area 6,307 square feet (existing)
- Required – 75 foot lot width
 Proposed – 50.01 foot lot width (existing)
- Required – 25 foot front yard setback
 Proposed – 16 foot front yard setback (steps) (existing)
- Required – 8 foot side yard setback
 Proposed – 7.10 foot side yard setback (existing)
 Proposed – 2.5 foot side yard setback (deck) (existing)
- 21-613** Required – 75 foot lot frontage
 Proposed – 50.01 foot lot frontage (existing)

Action to be taken prior to May 3, 2026

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, FEBRUARY 12, 2026

Alvin Rew, the application, is sworn in to testify on his own behalf. Mr. Rew states that he would like to construct a one story addition to enlarge his kitchen and make a dining room in the rear yard. Mr. Misrahi asks the applicant if he had a chance to review the staff report dated January 20, 2026; he has. Dwayne Eddings, contractor, is sworn in to testify. Mr. Eddings states that the small deck on the side of the property is no longer there. The existing deck attached to the rear of the home is where the new addition is going to be place. No further comments from the Board. 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, Waqar Ali, Bill Mitterando, Jeff Tillery, Kalpesh Patel, Roy O'Reggio and Chairman Shawn Cahill. **NO ON THE MOTION:** None.

9. **25-ZB-91V** **Tobias Kihdze**
 Bulk Variance
 Block 8301, Lot 6.08; Zone: R-10
 27 Johanna Court
 Applicant would like to install a fence within the easement.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot rear yard setback
 Proposed – 15 foot rear yard setback (deck) (existing) *
- 21-601** Required – no easement shall be encroached upon or reduced in any manner
 Proposed – a fence, driveway, patio and a portion of the chimney located within a municipal easement *

*A variance was previously granted under Application #00-ZB-55V for the rear yard fence and patio, which are located in the easement. A variance was also granted for the rear yard setback for the deck.

Action to be taken prior to May 6, 2026

Tobias Kihdze, the applicant, is sworn in to testify on his own behalf. Mr. Kihdze states that the would like to put the fence in the easement in the front of the home. He states every fall he has a lot of trees to clean up and the deer come into his yard, that is why he would like the fence. Mr. Misrahi asks if he received a copy of the staff report; he has. He would like to know if the shed is still on the property, he has a permit. The fence lies within a PSE & G easement, so he would need a letter from them and get mark-outs prior to the fence being installed; he agrees.

Mr. Misrahi states that he would need to sign a memorandum of restriction, stating the if the Township needs to gain access it is up to the owner to remove and replace the fence; he agrees. Chairman Cahill asks the Board if there are any further questions; none. Public portion open/closed.

MOTION was made by Chairman Shawn Cahill to approve the application; seconded by Mr. Blount. **YES ON THE MOTION: PRESENT:** Rodney Blount, Steve Weisman, Waqar Ali, Bill Mitterando, Jeff Tillery, Kalpesh Patel, 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, FEBRUARY 12, 2026

12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JAN. 29, 2026

- (a) **25-ZB-80V, Frantz Canton; Approved**
- (b) **25-ZB-02V, Ed Nugent; Approved.**

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

13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JAN. 29, 2026

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

14. ADJOURNMENT

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

NEXT SCHEDULED MEETING IS FEBRUARY 26, 2026 AT 7:00 P.M.

The meeting was adjourned at 7:18 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 February 12, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on January February 26, 2026.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT