

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MARCH 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, Steve Weisman, Roy O’Reggio, Bill Mitterando, Kalpesh Patel & Jeff Tillery. **ABSENT:** Rodney Blount & Waqar Ali

**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:  
#7, 25-ZB-82V, Wilfredo Pagan-Postponed April 9 2026-Must Notice

6. **25-ZB-86V**                      **Jose Castro**  
   **Bulk Variance**  
   **Block 9901, Lot 8.01; Zone: R-20**  
   **37 Orris Avenue**  
   Applicant would like to have a first floor renovation with garage and second story addition.

**VARIANCES REQUIRED:**

**21-501**                      Required – 40 foot rear yard setback  
   Proposed – 23.6 foot front yard setback

**Action to be taken prior to April 2, 2026**

Jose Castro, the applicant, is sworn in to testify on his own behalf. Mr. Castro states that he would like to construct a first floor addition with a garage and add a second story. Mr. Misrahi states that the house is pre-existing, non-conforming and the new addition will not be a detriment. The proposed renovations will eliminate the front porch variance by about 4.5 feet. The result will be 23.6 feet where 40 feet is required.

Chairman Cahill asks the Board if they have any further questions or comments; none.

**Public portion open:**

1. Nels & Susan Lauritzen, 38 Orris Avenue, are sworn in. She lives across the street from Mr. Castro. Mr. Lauritzen states that they are here for clarity, not for support or resistance. They wanted to know how long the construction will take. They ask if there are other variances asked for that are not noticed. Mr. Kinneally states that is just language in case something comes up at the meeting and there aren’t any other variances requested. They have a front yard existing setback only.

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

**8. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF FEBRUARY 26, 2026**

- (a) **26-ZB-03V, Jorge Mina & Luz Buitrago; Denied.**
- (b) **26-ZB-01V, Daniel Chin; Approved.**
- (c) **25-ZB-90V, Sigma Construction, Inc.; Approved.**
- (d) **26-ZB-05V, VFV Properties, Inc.; Approved.**
- (e) **26-ZB-06V, Surinder S. Jassal & Rupinder Jassal; 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 FEB. 26, 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 MARCH 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 March 12, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on January March 26, 2026.**

  
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SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT