

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 23, 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, Jeff Tillery, Bill Mitterando Waqar Ali and Shawn Cahill. **ABSENT:** 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:

- #8. 26-ZB-13V, Akshay Kumar Raj-Postponed until May 14-No further notice
- #11. 25-ZB-44/45V, NDK Realty, LLC-Postponed to May 28, 2026-No further notice

- 6. 26-ZB-12V Edniel Elimanco**
Bulk Variance
Block 7008, Lot 29.01; Zone: R-10
214 Hillside Avenue
Applicant would like to construct an addition and retain deck.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed – 31.5 foot front yard setback (covered porch)
- Required – 25 foot rear yard setback
Proposed – 16 foot rear yard setback (deck) (existing)
- 21-619.1** Required – on a corner lot, any fencing that located along the street frontage that is used as a side yard and is over 4 feet in height and/or consists of 50% solid material or more can extend into the front yard setback area for a distance equal to ½ of the required front yard setback for the zone (17.5 feet)
Proposed – a 5 foot chain link fence located along the property line (Salem Street)

Action to be taken prior to July 20, 2026

Edniel Elimanco, the applicant, is sworn in to testify on his own behalf. Mr. Elimanco states that he is here to build an addition to his house. He has a growing family and just needs more room.

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 23, 2026

Mr. Misrahi asks the applicant if he received the staff report dated April 16, 2026; he has. The porch should be reduced in size, about 6 inches and remain open, never enclosed; applicant agrees. The deck in the rear yard is in good condition, it was replaced from original wood to trex decking and should be fine for years. He will agree to a 5' temporary construction easement as requested.

Mr. Misrahi states that the front porch is fine, it is the roof that is encroaching into the front yard setback. It will be reduced and only encroach 3.5 feet into the setback. Chairman Cahill asks the Board if there are any further 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:** Jeff Tillery, Steve Weisman, Bill Mitterando, Roy O'Reggio, Waqar Ali, Mr. Blount and Chairman Shawn Cahill. **NO ON THE MOTION:** None.

7. **26-ZB-09V** **Michael & Aldora Thompson**
 Bulk Variance
 Block 8004, Lot 16; Zone: R-20
 27 Wood Lake Drive
 Applicant would like to retain AC units and fence.

VARIANCES REQUIRED:

- 21-601** Required – no easement shall be encroached upon or reduced in any manner
 Proposed – air conditioning units and aluminum fence located over a municipal easement
- Required – no encroachment within the right-of-way
 Proposed – fence located with the right-of-way
- 21-606** Required – no structure shall be located within a sight triangle
 Proposed – fence located within the sight triangle
- 21-627(c)(2)** Required – air conditioning units shall be located completely behind the building envelope
 Proposed – air conditioning units located within the front yard

*Variances previously granted under Application #12-ZB-19V.

Action to be taken prior to July 14, 2026

Michael and Aldora Thompson, the applicants, have been sworn in and stay sworn in from the last meeting. Mr. Misrahi states that he spoke to the applicants and their contractor and was shown documentation from the manufacturer of the wall building system. It shows that a wall mounted bracket is feasible so we are in support of the applicant moving forward with moving the AC units onto the wall. The fence still needs to be moved out of the right-of-way, a permit must be submitted to the zoning department and a memorandum of restriction must be recorded. The applicants agree.

Ms. Thompson states that they have moved the fence already and was told that they need to obtain a permit from the zoning department. Chairman Cahill asks the Board if there are any further questions or comments; none. Public portion open/closed.

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 23, 2026

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

9. **26-ZB-10V** **ACMY, LLC**
 Temporary Use Variance
 Block 1701, Lot 2.03; Zone: M-5
 4100 New Brunswick Avenue
 Applicant would like to utilize gravel portion of site as trailer storage.

VARIANCES REQUIRED:

- 21-501** Required – use permitted in the M-5 (Industrial) zone
 Proposed – third party trailer storage *
- 21-1101.3** Required – paved parking area
 Proposed – gravel parking area

*The applicant is seeking an extension of the temporary use approval.

Action to be taken prior to July 20, 2026
Attorney: Tim Arch

Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office.

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

10. **26-ZB-07V** **Snack Innovations, Inc.**
 Temporary Use
 Block 5701, Lot 2.01; Zone: M-2
 1690 S Washington Avenue
 Applicant is requesting a temporary use for manufacturing.

VARIANCES REQUIRED:

No variances are required at this time.

*The applicant is seeking a temporary use approval for manufacturing use.

Action to be taken prior to June 6, 2026
Attorney: Tim Arch

Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Chairman Shawn Cahill to approve the application; seconded by Mr. Weisman. **YES ON THE MOTION:** Mr. Weisman, Mr. Tillery, Mr. O’Reggio, Mr. Ali, Mr. Mitterando Mr. Blount and Mr. Cahill. **NO ON THE MOTION:** None.

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, APRIL 23, 2026

Mr. Kinneally states that in anticipation of Snack Innovations being granted a temporary use, he has drawn up a resolution. Chairman Cahill calls for a vote.

12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF APRIL 9, 2026

- (a) **23-ZB-101/102V, OnSwitch, Inc; Withdrawn.**
- (b) **25-ZB-82V, Wilfredo Pagan; Approved.**
- (c) **26-ZB-11V, Jayana Terantino; Approved.**

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

Mr. Kinneally states that in anticipation of Snack Innovations being granted a temporary use, he has drawn up a resolution. Chairman Cahill calls for a vote.

MOTION was made by Chairman Shawn Cahill to adopt the resolution for Snack Innovations; seconded by Mr. Weisman. **YES ON THE MOTION:** Mr. Weisman, Mr. Tillery, Mr. O'Reggio, Mr. Ali, Mr. Mitterando Mr. Blount and Mr. Cahill. **NO ON THE MOTION:** None.

13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF APRIL 9, 2026

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

14. ADJOURNMENT


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 APRIL 9, 2026 AT 7:00 PM

The meeting was adjourned at 7:25 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 April 23, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on May 13, 2026.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT