

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MAY 14, 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, Kalpesh Patel, Bill Mitterando, Waqar Ali, Jeff Tillery, Rodney Blount **ABSENT:** Roy O’Reggio

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 no changes to tonight’s agenda.
- #7 26-ZB-15V, Harold Israel-Postponed until May 28, 2026, no further notice.
 - #10 26-ZB-08V, Amritpreet Kaur Postponed until June 11, 2026-No further notice
 - #12 25-ZB-43V, Tilakraj Soni-Postponed to May 28, 2026-No further notice

6. **26-ZB-14V Adel Ahmed**
Bulk Variance
Block 1210, Lot 9.01; Zone: R-10
24 Balch Avenue
Applicant would like to install a pool on the side of his home.

VARIANCES REQUIRED:

21-501 Required – 10 foot side yard setback
Proposed – 7.7 foot side yard setback (existing)

Required – 25 foot rear yard setback
Proposed – 18.9 foot rear yard setback (existing)

21-617 Required – a pool, including any decks, pumps, filters and other related equipment shall be located only in the rear yard of an existing residence
Proposed – a pool located in the side yard *

*The pool equipment is not shown on the survey. An additional variance(s) may be required.

Action to be taken prior to August 6, 2026

Adel Ahmed, the applicant, is sworn in to testify. He states that they would like a pool in their side yard of the home. He has a weird shaped lot and doesn’t really have a backyard. Jonathan Misrahi asks the applicant where the pool equipment will be located. Mr. Ahmed states that he will have it no less than 10 feet off of the property line.

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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. Patel. **YES ON THE MOTION:** Shawn Cahill, Steve Weisman, Kalpesh Patel, Bill Mitterando, Waqar Ali, Jeff Tillery, Rodney Blount **NO ON THE MOTION:** None.

8. **26-ZB-13V** **Akshay Kumar Raj**
 Bulk Variance
 Block 1702, Lot 5; Zone: R-7.5
 6 Joyce Drive
 Applicant would like to construct a second story addition; retain fence.

VARIANCES REQUIRED:

- 21-501** Required – 8 foot side yard setback
 Proposed – 7.8 foot side yard setback (existing)
- Required – maximum building coverage 20 percent
 Proposed – 21.2 percent building coverage *

- 21-601** Required – no easement shall be encroached upon or reduced in any manner
 Proposed – a fence located within a municipal easement (existing)

*Any overhang that extends beyond 18 inches is included in the building coverage calculation.

**It appears the shed was located on a concrete pad. If the pad remains, an additional variance is required.

Action to be taken prior to July 24, 2026

Akshay Kumar Raj, the applicant, is sworn in to testify on his own behalf. Mr. Raj states that he would like to put a second floor addition on his home. He needs the variance for the building coverage and fence located in the easement area. Mr. Misrahi asks Mr. Raj that if the applicant is approved, he needs to agree to sign a memorandum of restriction so the Township can gain access to the easement if necessary; he agrees.

Mr. Misrahi states that for the addition, the front yard setback is encroaching in the front yard setback. The setbacks are existing and non-conforming. He would like the back wall pulled in and align it with the exterior overhang so it will be in line with the first floor and the overhang; he agrees. Any additional overhang must be reduced to 18 inches, not the 24 “ that are on the plan; he agrees. Mr. Kinneally asks Mr. Misrahi what is the coverage percentage. Mr. Misrahi states that the existing coverage is 23.52% which is existing. As long as they align the house up, there will be no expansion of the building coverage.

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. Patel. **YES ON THE MOTION:** Shawn Cahill, Steve Weisman, Kalpesh Patel, Bill Mitterando, Waqar Ali, Jeff Tillery, Rodney Blount **NO ON THE MOTION:** None.

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9. **26-ZB-16V** **Magan Patel**
 Bulk Variance
 Block 8504, Lot 24; Zone: R-10
 10 Rebecca Place
 Applicant would like to construct a roof over patio.

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 – maximum building coverage
 Proposed – 26.27 percent building coverage

21-613 Required – 100 foot lot frontage
 Proposed – 75 foot lot frontage (existing) *

21-627(b) Required – air conditioning units located at least 10 feet from the property line
 Proposed – air conditioning units located 7 feet from the side yard property line (existing)

*Variances previously granted under Application #14-ZB-56V.

Action to be taken prior to August 13, 2026

Dalesh Patel, applicant’s son, is sworn in to testify. Mr. Patel states that they would like to put a roof over their back patio. They will now be over coverage at 26.27%. Chairman Cahill states that they is a very large variance; coverage is very high. Mr. Misrahi states that it was in front of the Board in 2014 and were not granted a variance for building coverage with the shed. They were approved in 2014 for setbacks, not coverage. 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 deny the application; seconded by Mr. Weisman. **YES ON THE MOTION:** Shawn Cahill, Steve Weisman, Kalpesh Patel, Bill Mitterando, Waqar Ali, Jeff Tillery, Rodney Blount **NO ON THE MOTION:** None.

11. **26-ZB-18V** **Sandeep Nijhawan**
 Bulk Variance
 Block 6411, Lot 6; Zone: rR-1
 221 Wyckoff Avenue
 Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 43,000 square feet
 Proposed – lot area 42,984.51 square feet (existing)

 Required – 10 foot rear yard setback for an accessory structure
 Proposed – 8.5 foot rear yard setback for an accessory structure (shed) (existing)

Action to be taken prior to August 24, 2026

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Sandeep Nijhawan, the applicant, is sworn in to testify. Mr. Nijhawan states that he would like to construct a new single family home and the lot itself is undersize by 16 square feet. He also has an existing accessory structure which he would like to retain. Several neighbors spoke in reference to the application; no issues. 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. Patel. **YES ON THE MOTION:** Shawn Cahill, Steve Weisman, Kalpesh Patel, Bill Mitterando, Waqar Ali, Jeff Tillery, Rodney Blount **NO ON THE MOTION:** None.

13. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF APRIL 23, 2026

- (a) **26-ZB-12V, Edniel Elimanco; Approved.**
- (b) **26-ZB-09V, Michael & Aldora Thompson; Approved.**
- (c) **26-ZB-10V, ACMY, LLC; Approved.**

MOTION was made by Chairman Cahill to approved the resolutions; second by Mr. Weisman. **All in Favor:** Chairman Cahill, Mr. Blount, Mr. Ali, Mr. Mitterando, Mr. Tillery, Mr. Patel and Mr. Weisman.

14. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF APRIL 23, 2026

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

15. ADJOURNMENT


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

NEXT SCHEDULED MEETING IS MAY 28, 2026 AT 7:00 P.M.

The meeting was adjourned at 7:30 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 May 14, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on January May 28, 2026.


SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT