

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, MAY 28, 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.

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, Kalpesh Patel, Roy O’Reggio, Jeff Tillery, Bill Mitterando Waqar Ali and Shawn Cahill. **ABSENT:** Rodney Blount

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:

- # 9. 25-ZB-43V, Tilakraj Soni-WITHDRAWN
- #11. 25-ZB-44/45V, NDK Realty, LLC-Postponed to June 25, 2026-No further notice

- 6. 26-ZB-15V Harold Israel
Bulk Variance
Block 2311, Lot 2; Zone: R-7.5
41 Harte Place**

Applicant would like to retain fence in front yard setback.

VARIANCES REQUIRED:

- 21-619.1** Required – on a corner lot, any fencing 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 6 foot solid fence located along the property line (Richards Avenue)

Action to be taken prior to August 10, 2026

Harold Israel, the applicant, is sworn in to testify on his own behalf. He states that he would like to retain his 6’ fence on a corner lot. He states that the fence was put up during Covid and no one was at the Township to help him with the permit process or questions. He is informed that the Township was open during that time. After much discussion, it is agreed that Mr. Israel will come back to the Board on June 11, 2026 with not further notice. At that time, there needs to be an agreement between him and the Board.

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7. **26-ZB-17V** **Angeline Mapa**
 Bulk Variance
 Block 2808, Lot 1; Zone: R-10
 118 Heffernan Street
 Applicant would like to construct a single story addition.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
 Proposed – 19.92 foot front yard setback (Middlesex Avenue)
- Required – maximum building coverage 20 percent
 Proposed – 21.65 percent building coverage *
- Required – 8 foot side yard setback for an accessory structure
 Proposed - .7 foot side yard setback for an accessory structure (shed) (existing)
- Required – 8 foot rear yard setback for an accessory structure
 Proposed – 2 foot rear yard setback for an accessory structure (shed) (existing)
- 21-619.1** Required – on a corner lot, any fencing 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 6 foot solid fence located 10 ½ feet from the property line (Middlesex Avenue) (existing)

*The building coverage calculation also includes the covered porch/portico and the existing two foot

Action to be taken prior to September 1, 2026

Angeline Mapa, the applicant, is sworn in to testify on her own behalf. Ms. Mapa states that she needs to construct a single story addition so her parents can move in. Her Mother has dementia and her Father is no longer able to take care of her. She, her husband, and their two sons currently live in the home. She is a nurse and needs to help take care of her Mother. The additional room will never be rented out. It is strictly for a single family and she will obtain a deed restriction.

Mr. Misrahi asks why they need a separate entrance. Ms. Mapa states that they are living as one but would still like some privacy, for her and her parents. If the room becomes empty, her brother will live with them also. Their architect, Mr. Tom Does is sworn in. He states that the addition will be only used by a single family and reducing it would not work. They need the size for a wheel chair once the time comes. They can't do a second floor addition because the parents will not be able to go up and down the steps.

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:** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Bill Mitterando Waqar Ali and Shawn Cahill. **NO ON THE MOTION:** None.

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8. **26-ZB-19V Christopher Eodice**
Bulk Variance
Block 6813, Lot 3; Zone: R-10
211 Elizabeth Avenue
Applicant would like to construct a rear yard addition.

VARIANCES REQUIRED:

- 21-501** Required – maximum building coverage 20 percent
Proposed – 20.7 percent building coverage
- Required – 35 foot front yard setback
Proposed – 20.5 foot front yard setback (porch) (existing)
- Required – 60 foot front yard setback for an accessory structure
Proposed – 49 foot front yard setback for an accessory structure (garage)
(existing)

*Variances were previously granted under Application #15-ZB-31V.

Action to be taken prior to September 2, 2026

Christopher Eodice, the applicant, is sworn in to testify on his own behalf. Mr. Eodice states that they would like to construct a single story addition. They have a detached garage and would like to connect it with the house and expand their kitchen. Mr. Misrahi asks if they can make it a little smaller. Mr. Eodice states that if they pull it in, there will not be room for a door from the garage into the kitchen.

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:** Steve Weisman, Kalpesh Patel, Roy O’Reggio, Jeff Tillery, Bill Mitterando Waqar Ali and Shawn Cahill. **NO ON THE MOTION:** None.

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 14, 2026

- (a) **26-ZB-14V, Adel Ahmed; Approved.**
- (b) **26-ZB-13V, Akshay Kumar Raj; Approved.**
- (c) **26-ZB-16V, Magan Patel; Denied.**
- (d) **26-ZB-18V, Sandeep Nijhawan; 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.

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12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 14, 2026

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

13. 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 JUNE 11, 2026 AT 7:00 PM

The meeting was adjourned at 7:49 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 13, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on May 28, 2026.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT