

MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 11, 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, Roy O'Reggio, Jeff Tillery

ABSENT: Bill Mitterando, Waqar Ali, 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.

5. Mr. Kinneally states that there are no changes to tonight's agenda: **None**

6. **26-ZB-22V Christopher George**
Bulk Variance
Block 419, Lot 130.01; Zone: R-7.5
1612 Brunella Avenue
Applicant would like to retain above ground pool and shed.

VARIANCES REQUIRED:

21-617 Required – a pool shall be located at least 10 feet from the rear yard property line
Proposed – a pool located 7.17 feet from the rear yard property line (existing)

21-621 Required – shed located 3 feet from the property line
Proposed – shed located on the property line (existing)

Action to be taken prior to September 24, 2026

Christopher George, the applicant, is sworn in to testify on his own behalf. Mr. George states that the pool and shed were there when he purchased the home. The pool needed to be 10 feet from the property lines but it is only 7.17 feet and existing shed is on the property line. Mr. Misrahi asks if the shed is in good condition; it is. If the shed needs to be replaced, it would need to go in a conforming location; application agrees. The applicant will be responsible for obtaining permits for the pool and shed.

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

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7. **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 told by Mr. Kinneally that he is still under oath. Mr. Israel did not have time to meet with Mr. Misrahi and will come back to the Board on July 9, 2026 with no further notice from the applicant.

8. **26-ZB-08V** **Amritpreet Kaur**
 Bulk Variance
 Block 3003, Lot 17; Zone: R-10
 41 Chicago Avenue
 Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 10,000 square feet
 Proposed – lot area 6,533.87 square feet (existing)
- Required – 100 foot lot width
 Proposed – 50 foot lot width (existing)

- 21-613** Required – 100 foot lot frontage
 Proposed – 50 foot lot frontage (existing)

Action to be taken prior to August 13, 2026
Attorney: Daven Persaud

Daven Persaud, Attorney, is here to represent the applicant. Mr. Persaud states that the applicant has revised his plans to reduce the size of the home. The only variances that are required are existing. The staff report states that the basement should be removed. They have since spoke to the Engineering department and it is agreed they may construct a basement for the home. They will also reduce the height of the home to 25 feet, where 35 feet is required.

Mike Bignell, PP, is sworn in to testify and is accepted by the Board. Mr. Bignell states that the only non-conformity is the undersized lot width, frontage and area. The property is located in a R-10 zone which requires 10,000 square feet and existing is 6,533.87 square feet. He believes this is a hardship and under the C-1 and C-2 flexible C the applicant could be approved by the Board.

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Mr. Bignell states that there will installation of a seepage pit on the property. Mr. Misrahi states that there should be no discharge and all gutters, etc. must go to the seepage pit; agreed.

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. Tillery. **YES ON THE MOTION:** Shawn Cahill, Steve Weisman, Kalpesh Patel, Jeff Tillery, Roy O'Reggio. **NO ON THE MOTION:** None.

9. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF MAY 28, 2026

- (a) **26-ZB-17V, Angeline Mapa; Approved.**
- (b) **26-ZB-19V, Christopher Eodice; Approved.**

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

14. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF MAY 28, 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 JUNE 25, 2026 AT 7:00 P.M.

The meeting was adjourned at 7:32 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 June 11, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on June 25, 2026.



SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT