

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF  
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JUNE 25, 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:

- #7. 26-ZB-23V, Karen Johnson-Postponed to July 9, 2026-Applicant must notice
- #9. 26-ZB-28V, Yelloji-Rao K. Mirajkar-Postponed to July 9-no further notice
- #11. 25-ZB-44/45V, NDK Realty, LLC-Postponed to July 9, 2026-No further notice

- 6. 26-ZB-25V                      Stacy L. Lombardi**  
**Bulk Variance**  
**Block 2301, Lot 85; Zone: R-15**  
**31 Lucille Court**  
Applicant would like to retain fence in easement and existing shed.

**VARIANCES REQUIRED:**

- 21-501**                      Required – 8 foot side yard setback for an accessory structure  
Proposed – 1.5 foot side yard setback for an accessory structure (shed) (existing)
- 21-601**                      Required – no easement shall be encroached upon or reduced in any manner  
Proposed – 6 foot vinyl fence located over a municipal easement

**Action to be taken prior to October 1, 2026**

Stacy Lombardi, the applicant, is sworn in to testify on her own behalf. Ms. Lombardi states that she is here for a fence that was already installed in the easement. Mr. Misrahi asks if the shed is in good condition; Ms. Lombardi states that it is. If the shed were to be replaced it would have to get a permit and be moved to a conforming location; she agrees. Applicant will enter into a Memorandum of Restriction stating that if at any time the Township needs to gain access to that easement, it is up to the application to remove and replace the fence.

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

- 8.      26-ZB-24V                      Stephen Gonzalez**  
**Bulk Variance**  
**Block 2201, Lot 38.02; Zone: R-7.5**  
**59 Murray Avenue**  
Applicant would like to install a pool and gazebo.

**VARIANCES REQUIRED:**

- 21-501**      Required – minimum lot area 7,500 square feet  
Proposed – lot area 7,000 square feet (existing)
- Required – 75 foot lot width  
Proposed – 70 foot lot width (existing)
- Required – 25 foot front yard setback  
Proposed – 14.5 foot front yard setback (steps) (existing)
- Required – maximum building coverage 20 percent  
Proposed – 21.15 percent building coverage
- Required – 8 foot side yard setback for an accessory structure  
Proposed – 5.5 foot side yard setback for an accessory structure (garage) (existing)
- Required – 8 foot rear yard setback for an accessory structure  
Proposed – 3.5 foot rear yard setback for an accessory structure (garage) (existing)  
Proposed – 7 foot rear yard setback for an accessory structure (gazebo)
- 21-613**      Required – 75 foot lot frontage  
Proposed – 70 foot lot frontage (existing)
- 21-617**      Required – no pool shall be installed within 10 feet of any property line  
Proposed – a pool located 6.5 feet from the rear yard property line \*

\*The pool equipment must also be located a minimum of 10 feet from any property line or an additional variance will be required.

**Action to be taken prior to October 4, 2026**

Stephen Gonzalez, the applicant, is sworn in to testify. He states that they would like to install an above ground pool in the rear of his home. They have a large garage and pavers and this would be the best location to utilize the pool. The pool will be 18" round and 54" in height. They would

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also like to install a gazebo so they can sit out in their yard. They compromised so the pool and all equipment must be no less than 8 feet from the rear and side yard property lines.

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, Waqar Ali and Shawn Cahill. **NO ON THE MOTION:** None.

**11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JUNE 11, 2026**

- (a) 26-ZB-22V, Christopher George; Approved
- (b) 26-ZB-08V, Amritpreet Kaur; Approved.

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

**12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 11, 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**

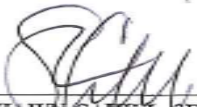
**MOTION** was made by Chairman Cahill to Adjourn the meeting; second by Mr. Weisman. **ALL IN FAVOR:** Aye **OPPOSED:** None

**NEXT SCHEDULED MEETING IS JULY 9, 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 June 25, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on July 9, 2026.**

  
SHAWN CAHILL, SECRETARY  
PISCATAWAY ZONING BOARD OF ADJUSTMENT