

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, JULY 9, 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, Rodney Blount, Bill Mitterando Waqar Ali and Shawn Cahill. **ABSENT:** N/A

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:

#11. 25-ZB-44/45V, NDK Realty, LLC-Postponed to August 13, 2026-No further notice

- 6. 26-ZB-28V Yelloji-Rao K. Mirajkar**
Bulk Variance
Block 3904, Lot 56.01; Zone: R-10
161 Hancock Road
Applicant would like to install a 13 x 13 accessory structure.

VARIANCES REQUIRED:

- 21-501** Required – 100 foot lot width
Proposed – 75 foot lot width (existing)
- Required – 8 foot side yard setback
Proposed – .50 foot side yard setback (shed)
- Required – 8 foot rear yard setback
Proposed – .50 foot rear yard setback (shed)
- 21-613** Required – 100 foot lot frontage
Proposed – 75 foot lot frontage (existing)

Action to be taken prior to October 6, 2026

Yelloji-Rao K. Mirajkar, the applicant, is sworn in to testify on his own behalf. Mr. Mirajkar states that they would like to install a shed in their backyard. They have already put in the foundation or the shed which is 13 x 13. Mr. Misrahi asks the applicant if they can make is

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shorter and smaller since it is right up against the fence; he agrees. They will install a 10 x 10 shed on the existing base not to exceed 9 feet in height. 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, Rodney Blount, Bill Mitterando Waqar Ali and Shawn Cahill. **NO ON THE MOTION:** None.

7. **26-ZB-30V** **New Cingular Wireless, PCS, LLC (AT & T)**
 Interpretation of Zoning Ordinance
 Block 4503, Lot 1.05; Zone: LI-5
 300 S Randolphville Road

 Action to be taken prior to August 13, 2026
 Attorney: Christopher Quinn

Christopher Quinn, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office. Applicant is just upgrading existing facilities.

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, Rodney Blount, Bill Mitterando Waqar Ali and Shawn Cahill. **NO ON THE MOTION:** None.

8. **26-ZB-23V** **Karen Johnson**
 Bulk Variance
 Block 119, Lot 17.01; Zone: R-7.5
 500 Pleasant Avenue
 Applicant would like to convert garage into living space.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 7,500 square feet
 Proposed – lot area 4,060 square feet (existing)

 Required – 75 foot lot width
 Proposed – 40 foot lot width (existing)

 Required – 25 foot front yard setback
 Proposed – 9.7 foot front yard setback (existing)
 Proposed – 5 foot front yard setback (steps) (existing)

 Required – 8 foot side yard setback
 Proposed – 5.8 foot side yard setback (existing)

 Required – maximum building coverage 20 percent
 Proposed – 29.9 percent building coverage (existing)
- 21-613** Required – 75 foot lot frontage
 Proposed – 40 foot lot frontage (existing)
- 21-1102** Required – garage
 Proposed – no garage

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Action to be taken prior to October 6, 2026

Karen Johnson, the applicant, is sworn in to testify on her own behalf. Ms. Johnson states that she is currently renovating the home that is on an undersized lot. She would like to convert the existing garage space into living space since the home is on the smaller side. The existing garage is only 8' x 10 ' now and is unusable as a garage to park a car. Mr. Misrahi states that the lot is non-conforming and requests that Ms. Johnson expand her current driveway; she agrees. 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, Rodney Blount, Bill Mitterando Waqar Ali and Shawn Cahill. **NO ON THE MOTION:** None.

9. 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 in attendance. Mr. Kinneally states that he was sworn in at the last meeting and remains under oath. Chairman Cahill asks if he met with staff; he did. Mr. Israel states that he would not move his fence for safety issues. He said he wants to keep his 6' fence and can put lattice on top. Mr. Misrahi states that they can let him put up a 4 foot solid fence right on the property line, but the height needs to be reduced. They were unable to come to a compromise. 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. Patel. **YES ON THE MOTION** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Rodney Blount, Bill Mitterando Waqar Ali and Shawn Cahill. **NO ON THE MOTION:** None.

10. 26-ZB-34V

Dream Homes NJ, LLC

Bulk Variance

Block 1502, Lot 29; Zone: R-7.5

9 Woodrow Avenue

Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

21-501

Required – minimum lot area 7,500 square feet

Proposed – lot area 7,499 square feet (existing)

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Action to be taken prior to August 13, 2026

Attorney: Evan Pickus

Evan Pickus, Attorney, is here to represent the applicant. Mr. Pickus states that they would like to construct a new single family home. The lot area is 7,499 where 7,500 square feet is required. There are no questions or comments from the Board. William Scott, PE, is sworn in to testify. He states that they have received the staff report and will comply. 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, Rodney Blount, Bill Mitterando Waqar Ali and Shawn Cahill. **NO ON THE MOTION:** None.

12. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JUNE 25, 2026

- (a) 26-ZB-25V, Stacy L. Lombardi; Approved.
- (b) 26-ZB-24V, Stephen Gonzalez; Approved.

All in Favor: Steve Weisman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Waqar Ali and Shawn Cahill.

13. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JUNE 25, 2026

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

14. 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 AUGUST 13, 2026 AT 7:00 PM

The meeting was adjourned at 7:35 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 July 9, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on August 13, 2026.


SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT