

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, AUGUST 13, 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, John Chadwick, PP 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:

- #13. 26-ZB-26/27V Muslim Center of Middlesex County-Postponed until 9/24/26-no further notice
- #14. 25-ZB-44/45V, NDK Realty, LLC-Postponed to Sept. 24, 2026-No further notice

- 6. 26-ZB-29V **St. Moses & Anba Abraam Optic Church**
Use & Bulk Variances
Block 9903, Lot 9.03; zone: R-20
50 Davidson Road East
Applicant would like to retain use as a two-family home and retain fence.

VARIANCES REQUIRED:

21-501 Required – use permitted in Residential (R-20) zone
Proposed – use not permitted in zone (two-family) *

Required – 40 foot front yard setback
Proposed – 36.28 foot front yard setback (existing)

Required – 150 foot lot depth
Proposed – 135.99 foot lot depth (existing)

21-619.1 Required – in any residential district, no fence located within the front yard setback shall be over four feet in height and/or consist of no more than 50% solid material
Proposed – a 6 foot solid fence located within the front yard setback (existing)

*A use variance is required.

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**Action to be taken prior to November 12, 2026
Attorney: Kevin Morse**

Kevin Morse, Attorney, is here to represent the applicant. Court stenographer present;
Transcripts are on file in the Community Development Office.

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.

7. **DISCUSSION:** 25-ZB-85V, Scott Ulrich, 706 River Road; Block 10901, Lot 3.
Amendment to previously approved application.

Scott Ulrich is sworn in. Mr. Kinneally states that the Board had previously approved Mr. Ulrich's application to rebuild his existing garage. Once rebuilt, it was actually 3.6 feet closer to the side yard property line. It is 1.8 feet not the 2.4 feet that was originally approved. Chairman Cahill asks the Board if they have any questions or comments; none. Public portion open/closed.

MOTION was made by Chairman Shawn Cahill to approve the amended 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.

8. **26-ZB-36V** **Dixit Patel**
 Bulk Variance
 Block 8506, Lot 2; Zone: R-10
 15 Haines Avenue
 Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

<u>21-501</u>	Required – minimum lot area 10,000 square feet Proposed – lot area 9,375.39 square feet (existing)
	Required – 100 foot lot width Proposed – 70 foot lot width (existing)
	Required – 8 foot rear yard setback for an accessory structure Proposed – 4.5 foot rear yard setback for an accessory structure (shed)
	Required – 8 foot side yard setback for an accessory structure Proposed – 5 foot side yard setback for an accessory structure (shed)
	Required – maximum building coverage 20 percent Proposed – 21 percent building coverage *
<u>21-613</u>	Required – 100 foot lot frontage Proposed – 70 foot lot frontage (existing)

*The building coverage calculation also includes the proposed shed and roof overhang located to the rear of the dwelling.

Action to be taken prior to November 9, 2026

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Dixit and Mili Patel, the applicants, are both sworn in to testify. They would like to construct a new single family home. Mr. Misrahi asks if they can reduce the building coverage to 20%, they agree. They will remove the existing shed and put up something smaller to conform. They will give revised plans showing fiber optic conduit. Chairman Cahill asks the Board if they have any 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.

9. 26-ZB-37V **Anuprita Burli**
 Bulk Variance
 Block 2704, Lot 6.04; Zone: R-20
 546 William Street
 Applicant would like to install a privacy fence within the front yard setback.

VARIANCES REQUIRED:

- 21-619.1** Required – in any residential district, no fence located within the front yard setback shall be over four feet in height and/or consist of no more than 50% solid material
 Proposed – a 6 foot solid vinyl fence and a 6 foot chain link fence located within the front setback and along the Hobart Avenue frontage

Action to be taken prior to November 13, 2026

Anuprita Burli, the applicant, is sworn in to testify. Ms. Burli states that they would like to install a fence on their property. Their property abuts a paper street, there are not any neighbors. Chairman Cahill asks the Board if they have any 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.

10. 26-ZB-38V **Kathy Shoemaker**
 Bulk Variance
 Block 6917, Lot 8; Zone: R-10
 708 Sunbrite Lane
 Applicant would like to retain partially finished garage.

VARIANCES REQUIRED:

- 21-1102** Required – an enclosed garage must measure at least 12 feet in width by 20 feet in length with no obstructions
 Proposed – an enclosed garage measuring 9.25 feet in width by 12.5 feet in length (to the existing chimney)

Action to be taken prior to November 14, 2026

Kathy Shoemaker, the applicant, is sworn in to testify on her own behalf. Ms. Shoemaker shares her screen with the Board. The home was built in 1964 with a two car driveway and small garage. She is in process of selling the property. The back portion of the garage was changed into

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living space prior to her buying the home. The current dimensions are 13.5' x 10.9 feet to the back wall and 9.3 feet to the chimney. A small car wouldn't be able to park in the current garage. Ms. Shoemaker states that she is willing to make her driveway two cars wide to help the current parking situation; the Board agrees. Chairman Cahill asks the Board if they have any 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. **26-ZB-39V** **Promini Chadha Bhojawala**
 Bulk Variance
 Block 2704, Lot 6.02; Zone: R-20
 103 Blackford Avenue
 Applicant would like to install a privacy fence within the 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 (20 feet)
 Proposed – a 6 foot solid fence located along the Hobart Avenue frontage

Action to be taken prior to November 14, 2026

Promini Chadha Bhojawala, the applicant, is sworn in to testify. Ms. Bhojawala states that she also has a paper street on her side and would like to install a 6 foot fence. Chairman Cahill asks the Board if they have any 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.

12. **26-ZB-43V** **Shreva Sheth**
 Bulk Variance
 Block 10104, Lot 2.19; Zone: R-20
 614 Buckingham Drive
 Applicant would like to construct a one story rear yard addition.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 20,000 square feet
 Proposed – lot area 10,528.36 square feet (existing)
- Required – 100 foot lot width
 Proposed – 83.06 foot lot width (existing)
- Required – 150 foot lot depth
 Proposed – 129.99 foot lot depth (existing)
- Required – 40 foot front yard setback
 Proposed – 30.5 foot front yard setback (existing)

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Required – 15 foot side yard setback
Proposed – 9.13 foot side yard setback

Required – 30 foot rear yard setback
Proposed – 28.24 foot rear yard setback

Required – maximum building coverage 20 percent
Proposed – 21.9 percent building coverage

21-613 Required – 100 foot lot frontage
Proposed – 83.06 foot lot frontage (existing)

Action to be taken prior to November 19, 2026

Shreva Sheth, the applicant, is sworn in to testify on her own behalf. Ms. Sheth states that they would like to construct a single story addition on the side of their home for her elderly parents. She states that her father has glaucoma and is completely blind. Her father is 87 years old and her mother is 84 years old and her mother can't care for her father as needed.

Mr. Misrahi states that the lot is short in area and frontage. He believes that they should reduce the building coverage. He would like them to revise their plans to reduce that; they agree. They can reduce the overhangs if needed. Chairman Cahill asks the Board if they have any 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.

15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF JULY 9, 2026

- (a) 26-ZB-28V, Yelloji-Rao K. Mirajkar; **Approved.**
- (b) 26-ZB-30V, New Cingular Wireless, PCS, LLC; **Approved.**
- (c) 26-ZB-23V, Karen Johnson; **Approved.**
- (d) 26-ZB-15V, Harold Israel; **Denied**
- (e) 26-ZB-34V, Dream Homes NJ, LLC; **Approved.**
- (f) 25-ZB-43V, Tilakraj Soni; **Withdrawn.**

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

16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF JULY 9, 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.

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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 SEPTEMBER 10, 2026 AT 7:00 PM

The meeting was adjourned at 7:55 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 August 13, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on September 10, 2026.


SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT