

**MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF
PISCATAWAY TOWNSHIP HELD ON THURSDAY, SEPTEMBER 10, 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 Vice-Chairman Steven Weisman.

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, Rodney Blount, Jeff Tillery, Bill Mitterando. **ABSENT:** Shawn Cahill & Waqar Ali.

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: **None**

- 6. 26-ZB-42V Naureen Ahmed**
Bulk Variance
Block 10102, Lot 2.94; Zone: R-20
17 Gemma Court
Applicant would like to replace existing fence within an easement and front yard setback.

VARIANCES REQUIRED:

- 21-501** Required – 40 foot front yard setback
Proposed – 30.5 foot front yard setback (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
- 21-613** Required – 100 foot lot frontage
Proposed – 60 foot lot frontage (existing)
- 21-621** Required – no shed shall be located within a front yard
Proposed – a shed located within the front yard (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 vinyl fence located within the front setback line (37 feet from the Morris Avenue property line)

Action to be taken prior to November 18, 2026

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Naureen Ahmed, the applicant, is sworn in to testify on her own behalf. Ms. Ahmed states that they would like to install a fence in the easement in the front portion of their home. Mr. Misrahi states that they would need to sign a memorandum of restriction; they agree. Vice-Chairman Weisman asks the Board if they have any questions or comments; none. Public portion open/closed.

MOTION was made by Vice-Chairman Steve Weisman to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando. **NO ON THE MOTION:** None.

7. **26-ZB-40V** **Steven Kiessling**
 Bulk Variance
 Block 6810, Lot 1; Zone: R-10
 101 Plainfield Avenue
 Application would like to replace fence, corner lot.

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 located along the Ames Street property frontage *
- 21-619.5** Required – all fences shall be installed with the finished side facing out, away from the area being enclosed
 Proposed – a fence without the finished side facing out

*A variance was previously granted by the Zoning Board under Application #96-ZB-3V. A condition of the board approval was that the fence be located at least 4 feet from the Ames Street property line. Landscaping was also to be provided along the outside portion of the fence.

Action to be taken prior to November 20, 2026

Steven & Marci Kiessling, the applicants, are sworn in to testify on their own behalf. Mr. Kiessling states that they were approved in 1996 to have the fence in the front yard setback. Ms. Kiessling states that in that meeting, they asked which way the fence needed to face and the Board at that time said it did not matter. They would like to keep the fence (ugly side) facing the street. They agreed that they will put two sections of fence facing the correct way and the rest will be facing the opposite direction. Vice-Chairman Weisman asks the Board if they have any questions or comments; none. Public portion open/closed.

MOTION was made by Vice-Chairman Steve Weisman to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando. **NO ON THE MOTION:** None.

8. **26-ZB-41V** **Jillayne Franceschini**
 Bulk Variance
 Block 7007, Lot 12.01; Zone: R-10
 194 Hillside Avenue
 Applicant would like to construct a gazebo in front yard; corner lot.

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VARIANCES REQUIRED:

21-501 Required – minimum lot area 10,000 square feet
Proposed – lot area 7,500 square feet (existing)

Required – 100 foot lot width
Proposed – 75 foot lot width (existing)

Required – 60 foot front yard setback for an accessory structure
Proposed – 16 foot front yard setback for an accessory structure (gazebo)
(Hillside Ave)

21-613 Required – 100 foot lot frontage
Proposed – 75 foot lot frontage (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 4 foot solid fence located 9 feet from the Hillside Avenue frontage (scaled) (existing)

Action to be taken prior to November 20, 2026

Jillayne Franceschini, the applicant, is sworn in to testify on her own behalf. Ms. Franceschini states that they are on a corner lot and they would like to put up a gazebo. It would be 16 feet from their property line and the foundation has already been installed. Mr. Misrahi states that they would like it moved in more, but did not give an exact number. Or they can install a smaller gazebo. Ms. Franceschini states that she will be putting in landscaping to hide the gazebo. It is decided that Ms. Franceschini will meet with Mr. Misrahi and come back to the next meeting which is September 24, 2026.

9. 26-ZB-44V Douglas Boleyn
Bulk Variance
Block 1025, Lot 17.01; Zone: R-7.5
28 Harper Street
Applicant would like to construct a rear yard second story addition;
retain shed.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 7,500 square feet
Proposed – lot area 5,000 square feet (existing)

Required – 75 foot lot width
Proposed – 50 foot lot width (existing)

Required – 25 foot front yard setback
Proposed – 16 foot front yard setback (covered porch) (existing)

Required – 8 foot side yard setback
Proposed – 2.5 foot side yard setback (raised concrete porch) (existing)

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Required – maximum building coverage 20 percent
Proposed – 21.6 percent building coverage

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage (existing)

21-621 Required – no shed shall be constructed within 3 feet of any property line
Proposed – shed located 2 feet from the rear yard property line and 2.5 feet from the side yard property line (existing)

Action to be taken prior to November 21, 2026

Douglas Boleyn, the applicant, is sworn in to testify. Mr. Boleyn states that they would like to construct a dormer on the rear of their home for more space and a second bathroom in the home. Mr. Misrahi states that the proposed building coverage is 21.6 % and asks the applicant if he could bring the dormer in even with the house. It is agreed that they will be even with the first floor with no overhand. The existing shed can remain but if it needs to be replaced it must be put in a conforming location.

Vice-Chairman Weisman asks the Board if they have any questions or comments; none. Public portion open/closed.

MOTION was made by Vice-Chairman Steve Weisman to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando. **NO ON THE MOTION:** None.

10. 26-ZB-46V Teresa Billingslea
Bulk Variance
Block 8405, Lot 16.03; Zone: R-10
10 Sycamore Lane
Applicant would like to retain fence & patio over an easement; retain shed.

VARIANCES REQUIRED:

21-601 Required – no easement shall be encroached upon or reduced in any manner
Proposed – a fence and patio located over a municipal easement

21-621 Required – a shed located at least 3 feet from the side yard property line
Proposed – a shed located over the side yard property line (existing)

Action to be taken prior to December 1, 2026

Teresa Billingslea, the applicant, is sworn in to testify on her own behalf. Ms. Billingslea states that they would like to install a fence in the easement and retain an existing shed. The shed was there prior to her purchasing the home. She will sign a memorandum of restriction and obtain the proper permits. If the shed has to be replaced, it must be moved to a conforming location. Vice-Chairman Weisman asks the Board if they have any questions or comments; none. Public portion open/closed.

MOTION was made by Vice-Chairman Steve Weisman to approve the application; seconded by Mr. Patel. **YES ON THE MOTION:** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando. **NO ON THE MOTION:** None.

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- 11. 26-ZB-47V David D. Lerner**
Bulk Variance
Block 12203, Lot 9.02; Zone: R-20
998 Gates Avenue
Applicant would like to expand deck and retain shed.

VARIANCES REQUIRED:

- 21-501** Required – minimum lot area 20,000 square feet
Proposed – lot area 19,306.35 square feet (existing)

Required – 15 foot side yard setback
Proposed – 11 foot side yard setback (deck)
- 21-621** Required – no shed shall be constructed within 3 feet of any property line
Proposed – shed located 2.5 feet from the side yard property line (existing)

Action to be taken prior to December 2, 2026

David Lerner, the applicant, is sworn in to testify on his own behalf. Mr. Lerner states that they would like to make their deck larger and retain their shed. The current deck is already 15 feet off the side yard property line, they would just like to extend it. The shed is 2.5 feet from the property line and if the shed needs to be replaced, it would need to go in to a conforming location by permit. Vice-Chairman Weisman asks the Board if they have any questions or comments; none. Public portion open/closed.

MOTION was made by Vice-Chairman Steve Weisman to approve the application; seconded by Mr. Blount. **YES ON THE MOTION:** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando. **NO ON THE MOTION:** None.

- 12. 26-ZB-48B Priyesh Patel**
Bulk Variance
Block 3602, Lot 4.03; Zone: R-10
20 Grace Place
Applicant would like to retain fence.

VARIANCES REQUIRED:

- 21-501** Required – 35 foot front yard setback
Proposed – 33 foot front yard setback (deck) (River Road) (existing) *
- 21-601** Required – no open space, municipal drainage way, right-of-way or easement contiguous to any building shall be encroached upon or reduced in any manner
Proposed – a fence, shed and patio located within the easement (existing) *
- 21-619.1** Required – in any residential district, no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50 percent solid material
Proposed – a 6 foot, stockade fence located along the front yard property line (River Road) (existing) *
Proposed – a 6 foot solid fence located on a 1.5 foot block wall for a total height of 7.5 feet

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21-621 Required – no shed shall be constructed within 3 feet from any property line
Proposed – shed located one foot from the side yard property line (existing) *

*Variances were previously granted under Application #05-ZB-06V and Application #23-ZB-111V.

Action to be taken prior to December 4, 2026

Priyesh Patel, the applicant, is sworn to testify on his own behalf. Mr. Patel states that they would like to keep the height of the fence because they want the wall under it. They get water and states that they loose soil so to remedy this they would like the small retaining wall with the 6 foot fence on top of the wall. Mr. Misrahi states that the blocks are not the issue, the issue is that the maximum height in the area is 6 feet. Mr. Patel states that the posts are already in and are cemented. The Board would like to see the fence reduced. Mr. Patel will continue his application to the September 24, 2026 meeting.

13. 26-ZB-49V Kaviyarasu Kumarakurubaran
Bulk Variance
Block 8802, Lot 28.03; Zone: R-10
40 Justice Street
Applicant would like to construct a new single family home.

VARIANCES REQUIRED:

21-501 Required – 100 foot lot width
Proposed – 96 foot lot width (existing)

21-613 Required – 100 foot lot frontage
Proposed – 96.38 foot lot frontage (existing)

21-614 Required – fiber optic conduit along the property frontage
Proposed – no fiber optic conduit

Action to be taken prior to December 4, 2026

Kaviyarasu Kumarakurubara, the applicant, is sworn in to testify. Mr. Kumarakurubaran states that they would like to construct a new single family home. The lot is 4 feet short of the required lot width. Mr. Misrahi states that they submitted copies of the soil report. They will install the fiber optic conduit as required. The height will be under 35 feet and will be noted on the plans. Vice-Chairman Weisman asks the Board if they have any questions or comments; none. Public portion open/closed.

MOTION was made by Vice-Chairman Steve Weisman to approve the application; seconded by Mr. Tillery. **YES ON THE MOTION:** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando. **NO ON THE MOTION:** None.

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- 14. 26-ZB-53V Stephen Leonardis**
Bulk Variance
Block 11217, Lot 4; Zone: R+-10
225 Westfield Avenue
Applicant would like to have a fence within a stormwater easement.

VARINCES REQUIRED:

- 21-602** Required – no easement shall be encroached upon or reduced in any manner
Proposed – a fence located over a storm sewer easement

Action to be taken prior to December 17, 2026

Stephen Leonardis, the applicant, is sworn in to testify on his own behalf. Mr. Leonardis states that they will like to install a fence in an easement. Mr. Kinneally states that if at any time, the Township needs to gain access to that easement, it is up to the homeowner to remove and replace the fence; Mr. Leonardis agrees. He will sign a memorandum of restriction.

Vice-Chairman Weisman asks the Board if there are any further questions or comments; none. Public portion open/closed.

MOTION was made by Vice-Chairman Steve Weisman to approve the application; seconded by Mr. Tillery. **YES ON THE MOTION:** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando. **NO ON THE MOTION:** None.

**15. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF
AUGUST 13, 2026**

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| (a) | 26-ZB-29V | St. Moses & Anba Abraam Optic Church-Approved. |
| (b) | 26-ZB-36V | Dixit Patel-Approved |
| (c) | 26-ZB-37V | Anuprita Burli-Approved |
| (d) | 26-ZB-38V | Kathy Shoemaker |
| (e) | 26-ZB-39V | Promini Chadha Bhojawala |
| (f) | 26-ZB-43V | Shreva Sheth |

All in Favor: Steve Weisman, Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando.

16. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF AUG. 13, 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, Bill Mitterando.

17. ADJOURNMENT

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

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NEXT SCHEDULED MEETING IS SEPTEMBER 24, 2026 AT 7:00 PM

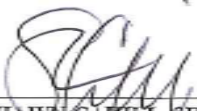
The meeting was adjourned at 7:44 P.M.

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 September 10, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on September 24, 2026.



SHAWN CAHILL, SECRETARY

PISCATAWAY ZONING BOARD OF ADJUSTMENT