MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, SEPTEMBER 24, 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, Roy O'Reggio, Jeff Tillery, Rodney Blount, Waqar Ali and Shawn Cahill. **ABSENT**: Kalpesh Patel & Bill Mitterando

Also present: James Kinneally, Esq., John Chadwick, PP, 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**:**
#10. 26-ZB-26/27V, Muslim Center of Middlesex County-Postponed to Oct. 22-no further notice

6. 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.

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, was sworn in at the last meeting. Mr. Kinneally asks her what has changed from the last meeting. Ms. Franceschini states that she met Mr. Mirsrahi on site and they were able to come to an agreement for a structure. The new one proposed must be lower with what was originally proposed. She will also add the landscaping that is required around the property line. It does not change the setbacks; it will be on the pad that is already on the property. Mr. Misrahi would like it placed on the back of the slab. Ms. Franceschini states that they poured it to be placed centered.

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, Roy O'Reggio, Jeff Tillery, Rodney Blount, Waqar Ali and Shawn Cahill.**NO ON THE MOTION**: None.

7. 26-ZB-48V **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

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, applicant, was sworn in at the last meeting. Mr. Patel shares his screen with the Board; existing fence. Mr. Misrahi states that the small wall under the fence needs to be removed

to comply with the 6 foot height requirement. He can either remove the wall or do a 2 foot wall with a 4' fence to be in line on that street. Mr. Patel states that he will bring it down to the6 fott requirement.

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, Roy O'Reggio, Jeff Tillery, Rodney Blount, Waqar Ali and Shawn Cahill.**NO ON THE MOTION**: None.

8. 26-ZB-20V **Vatsaly Adult Day Care, LLC**
Use Variance
Block 8403, Lot 1.03; Zone: GB
1412 Stelton Road
Applicant would like to expand adult day care facility.

VARIANCES REQUIRED:

21-501 Required – use permitted in General Business (GB) zone
Proposed – use not permitted in zone (adult day care) *

*The applicant is seeking approval for an expansion of a non-conforming use.

**There is no parking standard in the ordinance for adult day care. The board needs to determine whether sufficient parking exists based on the Traffic Impact Analysis that had been submitted, along with the letter from Bob Smith and Associates, which identifies the other uses within the building by square footage.

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

Daven Persaud, 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, Roy O'Reggio, Jeff Tillery, Rodney Blount, Waqar Ali and Shawn Cahill. **NO ON THE MOTION**: None.

9. 26-ZB-32/33V **Sam Vinci**
Preliminary & Final Site Plan, Use & Bulk Variances
Block 1102, Lot 28.01; Zone: R-7.5
138 Levgar Street
Applicant would like to construct a second story addition.

VARIANCES REQUIRED:

21-501 Required – use permitted in a Residential (R-7.5) zone
Proposed – use not permitted in zone (commercial use) *

Required – 25 foot front yard setback
Proposed – 19.8 foot front yard setback (building)
Proposed – 15.8 foot front yard setback (front entrance canopy)

Required – 25 foot rear yard setback
Proposed – 19.8 foot rear yard setback (existing)

Required – maximum building coverage 20 percent
Proposed – 23.10 percent building coverage **

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

21-1102 Required – 20 parking spaces
Proposed – 15 parking spaces ***

21-1201 Required – no commercial signs in a residential zone
Proposed – one façade sign, 40 square feet in area

*The applicant is seeking approval for an expansion of a non-conforming use.
**The building coverage calculation includes the proposed canopy and the front entrance canopy.
***The parking calculation is based upon office use only.

Action to be taken prior to December 2, 2026
Attorney: Larry Lavender

Pankaj Maknoor, 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, Roy O'Reggio, Jeff Tillery, Rodney Blount, Waqar Ali and Shawn Cahill. **NO ON THE MOTION**: None.

11. 26-ZB-45/50V **225 Old New Brunswick Road, LLC**
Preliminary & Final Site Plan, Bulk Variance
Block 4701, Lot 1; Zone: LI-5
225 Old New Brunswick Road
Applicant would like to convert existing 2nd floor to dental laboratory and 3rd floor for general office space.

VARIANCES REQUIRED:
21-1102 Required – 483 parking spaces
Proposed – 141 parking spaces

*A use variance and bulk variances were previously granted by the Zoning Board for self-storage on the second and third floors of the existing building. Two additional buildings were also constructed for self-storage use.

Action to be taken prior to December 31, 2026
Attorney: Peter Lanfrit

Peter Lanfrit, 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, Roy O'Reggio, Jeff Tillery, Rodney Blount, Waqar Ali and Shawn Cahill. **NO ON THE MOTION**: None.

12. 25-ZB-44/45V **NDK Realty, LLC**
Preliminary & Final Site Plan; Use & Bulk Variances
Block 5101, Lots 8, 9, 10.01, 6.02, 7.02
1614, 1608, 1600 S Washington Avenue
Applicant would like to construct a gas station and possible hotel.

VARIANCES REQUIRED:

21-501 Required – use permitted in zone (light industrial)
Proposed – use not permitted in zone (service station and convenience store) *

Required – minimum floor area 20,000 square feet
Proposed – floor area 5,670 square feet

Required – minimum lot depth 300 feet
Proposed – lot depth 243.38 feet (Centennial Avenue)
Proposed – lot depth 179.59 feet (South Washington Avenue)

Required – 80 foot front yard setback
Proposed – 62.25 foot front yard setback (canopy) (South Washington Avenue)

Required – 100 foot front yard setback for an accessory structure
Proposed – 8 foot front yard setback for an accessory structure (air/vacuums)

21-614.b Required – installation of two (2) four (4) inch PVC conduit lines along all property frontages
Proposed – no conduit

21-619.2 Required – maximum fence height within the front yard setback in an industrial zone,
6 feet
Proposed – a fence 4 feet in height, located on a wall 4 feet in height, for a total height of 8 feet

21-622 Required – a fence, at least 5 feet in height, located around the basins
Proposed – no fencing around the basins

21-1101.2 Required – parking may be located in a front yard but no closer than 25 feet to the street line in industrial zones
Proposed – parking located 8.77 feet from the street line

Required – no more than ½ of the parking shall be located in a front yard
Proposed – more than ½ of the parking is located in the front yard

Required – all loading and storage areas and front yard parking areas shall be buffered from view of the street and adjacent properties by use of a planted screen
Proposed – no planted screen

21-1203.3 Required – each building may have a sign attached to two separate facades of the building
Proposed – two signs on each façade, for a total of 4 façade signs on the building

21-1203.4 Required – 50 foot setback for a free-standing sign
Proposed – 20 foot setback for a free-standing sign

Required – one free-standing sign
Proposed – two free-standing signs

*A use variance is required.

Action to be taken prior to October 6, 2026
Attorney: Tim Arch

Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. Mr. Arch states that they will enter into a developers agreement with the Township.

MOTION was made by Chairman Shawn Cahill to approve the application; seconded by Mr. Weisman. **YES ON THE MOTION**: Steve Weisman, Roy O'Reggio, Jeff Tillery, Rodney Blount, Waqar Ali and Shawn Cahill.**NO ON THE MOTION**: None.

13. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF SEPT. 10, 2026

(a) 26-ZB-42V, Naureen Ahmed; Approved.
(b) 26-ZB-40V, Steven Kiessling; Approved.
(c) 26-ZB-44V, Douglas Boleyn; Approved.
(d) 26-ZB-46V, Teresa Billingslea; Approved.
(e) 26-ZB-47V, David D. Lerner; Approved.
(f) 26-ZB-49V, Kaviyarasu Kumarakurubaran; Approved.
(g) 26-ZB-53V, Stephen Leonardis; Approved.
(h) 25-ZB-85V, Scott Ulrich; Amended, Approved.

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

14. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF SEPT. 10, 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 9:00 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 24, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on October 8, 2026.

SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT