MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, OCTOBER 8, 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: Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando, Waqar Ali and Chairman Shawn Cahill. **ABSENT**: Steve Weisman

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 no changes to tonight's agenda**.**

6. 26-ZB-54V **Jhoana Flores**
Bulk Variance
Block 112178, Lot 8; Zone: R-10
273 Westfield Avenue
Applicant would like to install a fence within an easement; retain shed.

VARIANCES REQUIRED:

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

21-621 Required – no shed shall be constructed within three feet from any property line
Proposed – a shed located 1.9 feet from the side yard property line (existing)

Action to be taken prior to January 1, 2027

Jhoana Flores, the applicant, is sworn in to testify on her own behalf. Ms. Flores states that she would like to retain her fence and shed that are in an easement. She would actually like to replace the existing fence with a new one. Mr. Misrahi asks if she received a copy of the staff report and will she comply with the memorandum of restriction; she agrees. The fence must have a gap between the fence and the ground since it is a storm sewer easement so the water can flow; she agrees. Chairman Cahill asks if there are any further questions or comments from the Board; none. Public portion open/closed.

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

7. 26-ZB-56V **Jetalkumar Patel**
Bulk Variance
Block 7918, Lot 29.01; Zone: R-10
58 Wyndmere Road
Applicant would like to put on a second story addition.

VARIANCES REQUIRED:

21-501 Required – 35 foot front yard setback
Proposed – 28.3 foot front yard setback (roof overhang)

Action to be taken prior to January 6, 2027

Jetkumar Patel, the applicant, is sworn in to testify on his behalf. They would like to add a second story addition to their home for their children. They have been in the home for 15 years and would like to stay, they just need more room. Mr. Misrahi states that the front overhand is de minimus and the staff has no issues with the addition. He asks Mr. Patel is he can agree to have a 5 foot temporary construction easement for future road work; he agrees. Chairman Cahill asks if there are any further questions or comments from the Board; none. Public portion open/closed.

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

8. 26-ZB-57V **Dr. Ahmad Mur**
Bulk Variance
Block 10101, Lot 2.62; Zone: R-20
15 Ewing Drive
Applicant would like to construct a two-story addition.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 20,000 square feet
Proposed – lot area 8,432.41 square feet (existing)

Required – 100 foot lot width
Proposed – 60 foot lot width (existing)

Required – 150 foot lot depth
Proposed – 110 foot lot depth (existing)

Required – 40 foot front yard setback
Proposed – 31.5 foot front yard setback (existing)

Required – 15 foot side yard setback
Proposed – 1.4 foot side yard setback (existing)

Required – maximum building coverage 20 percent
Proposed – 22 percent building coverage

21-613 Required – 100 foot lot frontage
Proposed – 60 foot lot frontage (existing)

Action to be taken prior to January 15, 2027
Attorney: Mohamed H. Shiliwala

Mohamed H. Shiliwala, Attorney, is here to represent the applicant. Mr. Shiliwala states that the home owner is currently on a plane and can't attend the meeting but his son and architect are here. Mohammed Mur, son, is sworn in to testify. He states that he is the youngest out of 5 children and they have lived there since 2002. They have a large family with 8 nieces and nephews. The house is too small for all of their extended family when they visit.

Ashia , architect, is sworn in and accepted by the Board. He states that they would like to do a 2-sory addition to the right side of their home. The lot has a few existing non-conformities and will comply with the setbacks without issue. Their only new variance would be for building coverage where 20% is required and they are proposing 22%. They would like to add living space downstairs and add a master bedroom suite upstairs. The current fence is in the easement and they will move it out of that easement. They existing garage was approved in 2008.

Jonathan Misrahi states that the fence overall height can't exceed 6 feet in height. The fence is currently on a 3' masonry wall. The agree to reduce the fence to a 3' wall and a 3 foot fence not to exceed 6 feet in height. At this time, the Board would like to have their coverage reduced. The application will continue to November 12, 2026 with no further notice required.

9. 26-ZB-52V **Patricia Yulick**
Bulk Variances
Block 1501, Lot 22.01; Zone: R-7.5
60 Hamilton Blvd.
Applicant would like to construct a second story addition.

VARIANCES REQUIRED:

21-501 Required – minimum lot area 7,500 square feet
Proposed – lot area 7,498.5 square feet (existing)

Required – maximum building coverage 20 percent
Proposed – 21.84 percent building coverage

Action to be taken prior to January 15, 2027

Patricia Yulick, the applicant, is sworn in to testify on her own behalf. Ms. Yulick states that they would like to construct a second story addition for her father. He is 84 years old and currently lives by himself but is having issues with his legs swelling. He is lonely and getting depressed. She would like him to be with her family. They will remove the shed and the carport and will not be making the coverage any higher.

Ms. Yulick states that they had a pool installed and her husband passed away, she will get permits for the pool. Mr. Misrahi asks if she is willing to give the Township a 5 foot temporary construction easement for future road work; she agrees. There will not be a second kitchen, he will have a wetbar area with a sink, microwave and refrigerator. She will be cooking and cleaning for him, he is not able to do it himself.

Mr. Misrahi asks if she is willing to do a deed restriction stating it is a one family one; she agrees. Chairman Cahill asks if there are any further questions or comments from the Board; none. Public portion open/closed.

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

10. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF SEPT. 24, 2026

(a)	**26-ZB-41V**	**Jillayne Franceschini**-Approved.
(b)	**26-ZB-48B**	**Priyesh Patel**-Approved.
(c)	**26-ZB-20V**	**Vatsaly Adult Day Care, LLC**-Approved.
(d)	**26-ZB-32/33V**	**Sam Vinci**-Approved.
(e)	**26-ZB-45/50V**	**225 Old New Brunswick Road, LLC**-Approved.
(f)	**25-ZB-44/45V**	**NDK Realty, LLC**-Approved.

All in Favor: Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando, Mr. Ali and Chairman Cahill.

11. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF SEPT. 24, 2026.

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

12. ADJOURNMENT

MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Patel. **ALL IN FAVOR:** Kalpesh Patel, Roy O'Reggio, Rodney Blount, Jeff Tillery, Bill Mitterando, Mr. Ali and Chairman Cahill. **OPPOSED**: None

NEXT SCHEDULED MEETING IS OCTOBER 22, 2026 AT 7:00 PM

The meeting was adjourned at 7:36 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 October 8, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on October 22, 2026.

SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT